HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Greater Toronto Area

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2013

Highlights

- The average vacancy rate for purpose-built rental apartments in the GTA was 1.7 per cent in October 2013, unchanged from October 2012.
- The average rent for apartments surveyed in both 2012 and 2013 increased by 3.1 per cent
- The condominium apartment vacancy rate increased to 1.8 per cent as increased supply outstripped strong demand growth.

Figure 1

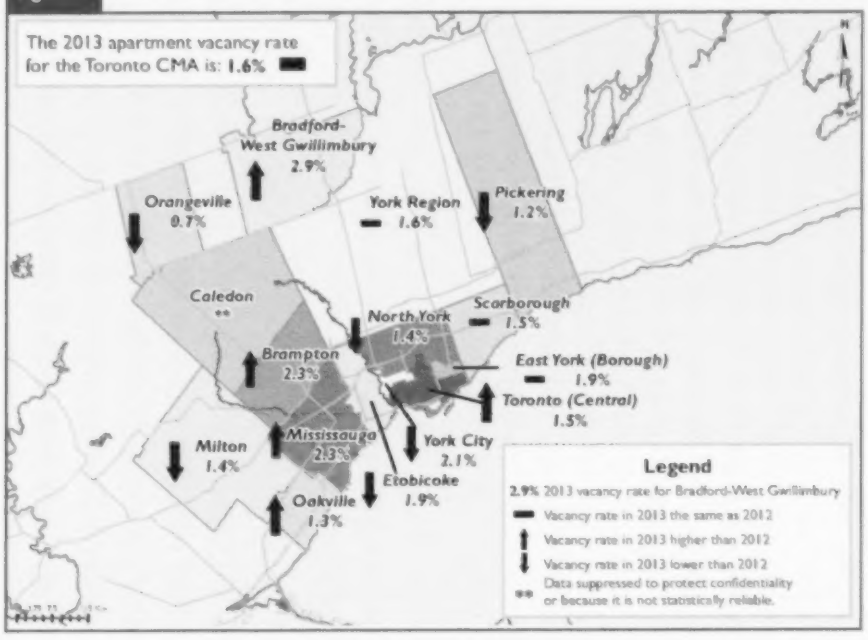
The 2013 apartment vacancy rate for the Toronto CMA is: 1.6%
Bradford-West Gwillimbury 2.9%
Orangeville 0.7%
York Region 1.6%
Pickering 1.2%
Caledon **
North York 1.4%
Scarborough 1.5%
Brampton 2.3%
East York (Borough) 1.9%
Toronto (Central) 1.5%
Mississauga 2.3%
York City 2.1%
Milton 1.4%
Etobicoke 1.9%
Oakville 1.3%
Legend
2.9% 2013 vacancy rate for Bradford-West Gwillimbury
Vacancy rate in 2013 the same as 2012
Vacancy rate in 2013 higher than 2012
Vacancy rate in 2013 lower than 2012
** Data suppressed to protect confidentiality or because it is not statistically reliable.

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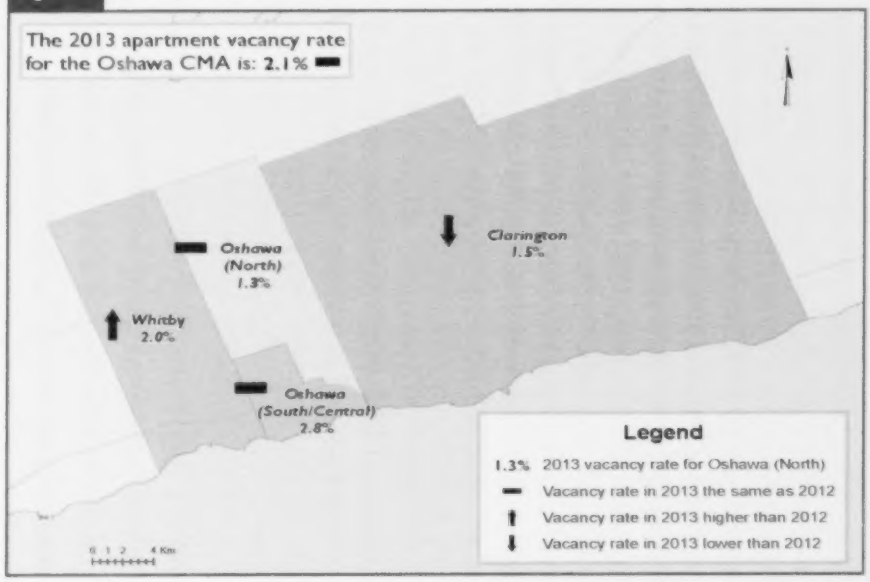
Figure 2


The 2013 apartment vacancy rate for the Oshawa CMA is: 2.1%
Oshawa (North) 1.3%
Clarington 1.5%
Whitby 2.0%
Oshawa (South/Central) 2.8%
Legend
1.3% 2013 vacancy rate for Oshawa (North)
Vacancy rate in 2013 the same as 2012
Vacancy rate in 2013 higher than 2012
Vacancy rate in 2013 lower than 2012
0 1 2 4 Km

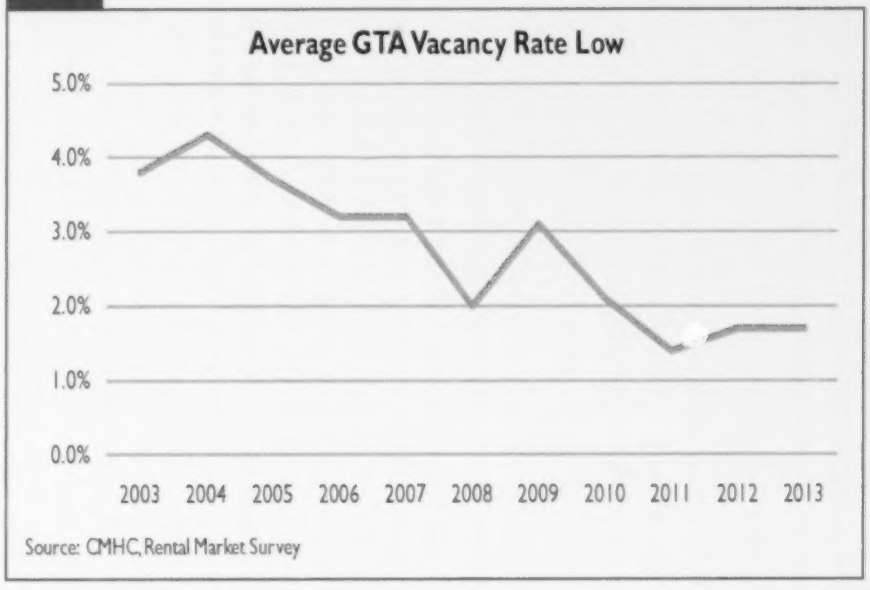
Total Rental Demand Up in 2013

Total demand for rental accommodation was up strongly in the GTA 2013. The relatively large number of people in the younger age groups, which typically rent, benefited from strengthened employment opportunities. The positive impact on rental demand from the stronger employment offset any negative impact from slightly less immigration. At the same time, outflows from rental, which reduce demand, slowed. Fewer renters moved into ownership and the most rapidly growing age groups were those least likely to change tenure.

Little Change in Primary Rental Market in 2013

Most indicators in the primary rental market[1] in Toronto showed little change in 2013. The average vacancy rate for purpose-built private apartments in the Greater Toronto Area (GTA) at 1.7 per cent was unchanged from October 2012. The situation in the Toronto Census Metropolitan Area (CMA)[2] was the same, since the easing in the vacancy rate to 1.6 per cent was not statistically significant. The availability rate, which measures units that are vacant or occupied but for which notice has been given, moved up slightly from 3.1 per cent in October 2012 to 3.2 per cent in October 2013. The average increase in rents from a fixed sample[3] of units was 3.1 per cent, slightly more than the increase in 2012. Both demand and supply factors contributed the stable to market conditions in 2013.

Figure 3



1 See note p. 7 for an explanation of the primary and secondary rental markets.

2 See p. 11 for descriptions of the GTA and the CMA.

3 See Technical Note on p. 69 for an explanation of the fixed sample rent increase.

Less Outflow to Ownership

A slower outflow of renters into the ownership market over the past year restrained the rise in vacant units. The proportion of sales of homes in the lower price ranges declined through most of 2013. These homes are generally purchased by first-time buyers, and their declines signal fewer of first-time buyers bought in 2013. First-time buyers are also more likely to buy condominium apartments[4] because they are among the most accessible homes in Toronto. Sales of new condominium apartments were down throughout 2013. The lower sales of condominium apartments in the resale market in the first half of the year also indicated that movement of renters into ownership had slowed down. A resale condominium apartment is generally the most accessible option for a first-time buyer, but despite flat prices and rising rents, the cost of ownership[5] exceeded the cost of a rental[6] throughout the 12 months before the 2013 survey.

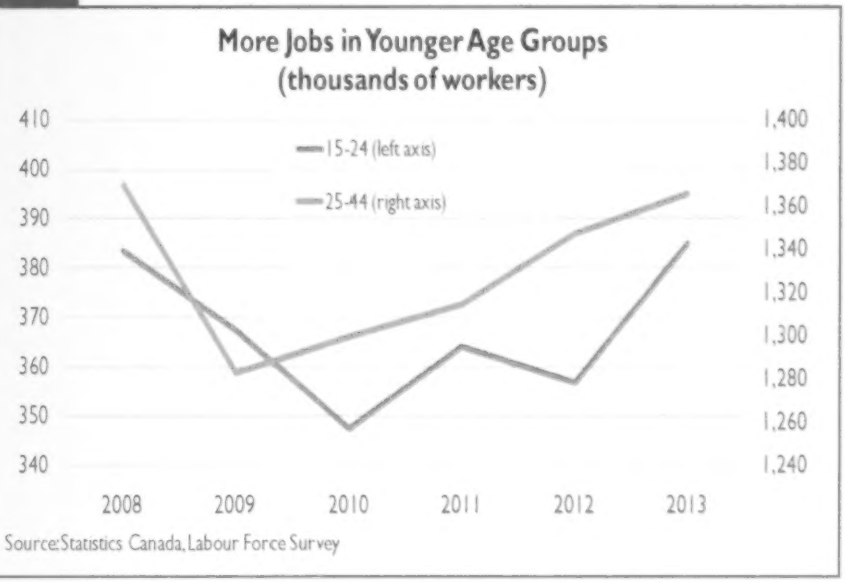
Employment Among Echo Boomers Supports Rental Demand

The National Household Survey (NHS) showed that the largest group of renters in Toronto consisted of households headed by someone between the ages of 25 and 34, which contains the baby boom echo. This group is currently one of the faster growing groups within the population, exceeded only by age groups containing the baby boomers. Although there are no data for the employment experience of this specific group, in the 12 months before the 2013 Rental Market Survey (RMS), the average level of employment for the somewhat broader 25-44 age group increased by 2.5 per cent, up from about 1.3 per cent in the previous 12 months. Both the employment rate and the participation rate increased in the same periods, further evidence of the positive employment experience of this group.

Jobs for Youth Raise Demand for Most Affordable Units

Most youth aged between 15 and 24 years live with their parents, but among the minority which moves out, 77 per cent become renters. In the 12 months before the RMS, the average level of employment for this group increased 10.3 per cent, and returned to levels reached before the 2008/9 economic downturn. This positive employment experience likely gave more youth the confidence to live independently. Because incomes for youth aged 15 to 24 are generally low, they tend to rent less expensive units. An analysis of vacancy rates by rent quintiles shows that the vacancy rate declined for the least expensive apartments and increased for the most expensive. This shift likely relates to strengthening demand from youth.

Figure 4



Source: Statistics Canada, Labour Force Survey

4 Toronto Real Estate Board (TREB), Market Watch.

5 Monthly mortgage payment based on the average MLS® price for a condominium apartment, a 5% down payment, 25 year amortization and the average 5-year fixed mortgage rate of all lenders, plus an estimate of property taxes and condo fees and mortgage insurance premium.

6 TREB, Rental Market Report.

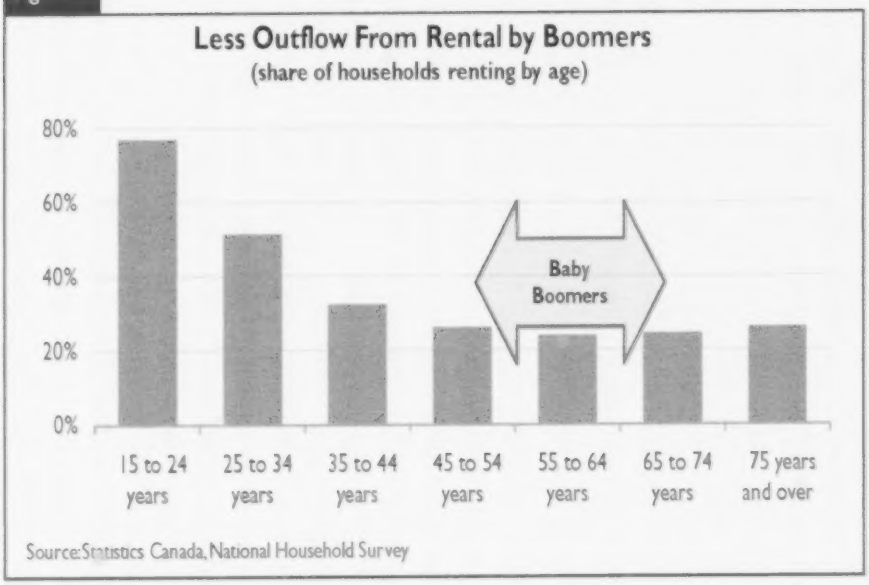
Renting Baby Boomers Likely to Continue Renting

The results of the NHS also implied that the tendency to move from renting to owning among 45-74 year olds is relatively low and stable, but is relatively high among the 25-44 year olds. The 45-74 year-old age group mainly consists of baby boomers, who are now between 49 and 67 years old. The 45 to 74 age group is also the largest and fastest growing part of the GTA population. Since renters in this age group have a tendency to continue to rent, the main impact of the growing size of this group is not additional rental demand, but rather a growing group of renters which is not contributing to outflows from rental housing. This in turn implies that any inflows are more likely to result in an increase in demand for rental accommodation.

Migration Contributes Less to Demand

In the most recent 12-month period, immigrants made a smaller contribution to inflows into rental accommodation. Total net migration to Toronto was down in the 12 months ending June 30, 2013, mainly because of less net international migration. In the previous 12-month period, total net migration had also declined, but in that period, international migration was up slightly but offset by stronger net outflows to other provinces and the rest of Ontario. Net international migration tends to have a greater impact on rental demand than domestic migration since almost all new immigrants[7] rent when they arrive. They tend to stay in rental for about four years[8], so the immigrants who arrived between July 1, 2011 and June 30, 2012 are likely still in their rental units.

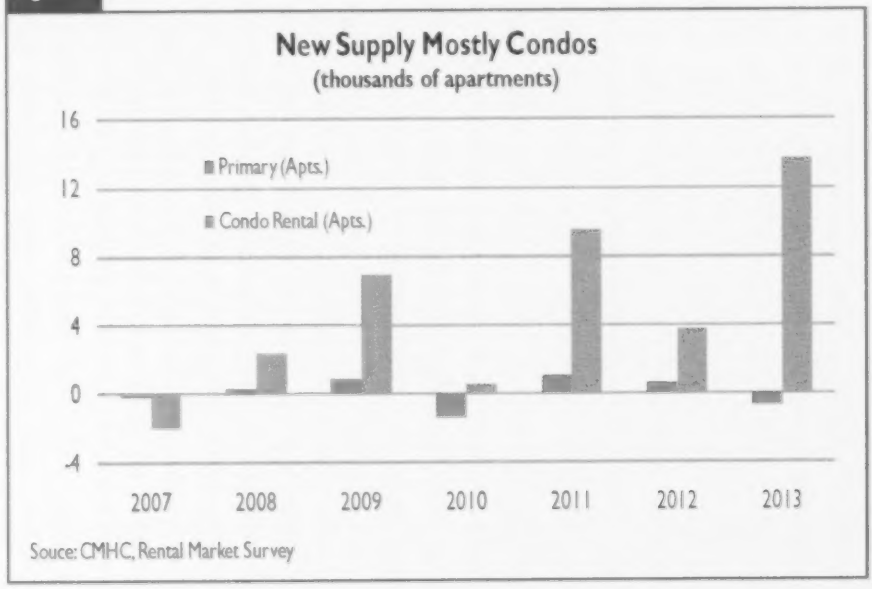
Figure 5



Supply in Primary Rental Market Down

The purpose-built rental universe has shrunk. About 600 new apartments

Figure 6



[7] Statistics Canada (LSIC).

[8] Ibid.

were added to supply in the primary rental market (the universe of private purpose-built apartment and row rental structures with a least three units). However, the 2013 GTA rental market universe was down about 600 units from 2012. The declines for apartments were concentrated within the City of Toronto and among two-bedroom apartments. Rows are only about three per cent of total supply. The declines in row rental supply were concentrated in Peel and Durham Region.

Some Variation in Vacancy Rates Across the GTA

While many of the changes in vacancy rates across the GTA were not statistically significant, some interesting developments occurred. Within central Toronto (Zones 1-4), which is the largest submarket for rentals in the GTA, vacancy rates for all apartment types were up because demand (as measured by occupied units) was down. With rents for units surveyed in both 2012 and 2013 up 3.7 per cent , prospective tenants likely looked elsewhere for accommodation. The market for two-bedroom units in Etobicoke tightened, bringing the vacancy rate back down close to the average. The tightening resulted from a combination of less supply and increased demand. Demand decreased in both Mississauga and Brampton, and their vacancies increased to 2.3 per cent, becoming the highest in the GTA.

Secondary Rental Market

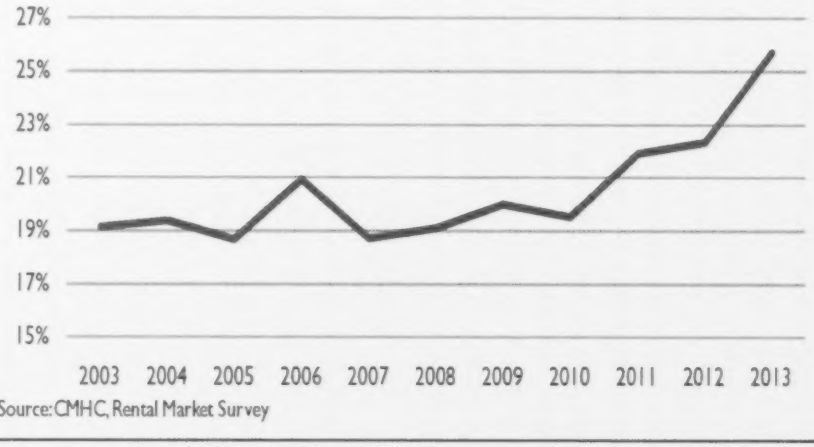
Most of the secondary rental was quite stable, with growth in both demand and supply concentrated in the condominium apartment rental market. The secondary rental market includes all types of rented accommodation other than privately-initiated purpose-built rental apartments and townhouses in structures with at least three rented units. Rented condominium apartments are the largest group within the secondary rental market, growing to an estimated amount of about 77,000 units this year. Accessory suites, many of which are basement apartments within single-detached houses, are another important group within the secondary rental market. The remainder is comprised of single-detached, semi-detached, and row homes along with duplexes. While both rents and the number of units for rented condominium apartments increased, the rest of the secondary rental market was quite stable. The changes in rents and the number of units were, for the most part, not statistically significant. However, rents for one-bedroom accessory suites and single-detached homes with three or more bedrooms were up strongly, reflecting the tight market conditions in both the primary and condo rental markets.

Record Increase in Supply Raises the Condo Vacancy Rate

The vacancy rate among condominium apartments available for rent rose to 1.8 per cent in October 2013, the highest in more than ten years. Although demand in the GTA for rented condominium apartments, as measured by occupied units, was up by more than 20 per cent, supply increased slightly faster. The GTA rental rate (the proportion of the condo universe which was rented) increased both because a higher percentage of the condominium apartments completed within the past year were rented and also because units which had been previously owner-occupied were now being rented out.

In the GTA, 43 per cent of the newly completed condominium apartments added to the universe for the 2013 survey were rented. At the same time, the rental rate among units which had

Figure 7



been surveyed in both 2012 and 2013 increased from about 23 to 25 per cent. Overall, there has been some shift of owner-occupied units into rental over the past few years, with the trend most consistent in the East, West and North sub-markets in the City of Toronto. However, the shift was most pronounced this year and tended to occur mainly among newer units.

The average rent for condominium rental apartments in the GTA was up 9.5 per cent from 2012. It must, however, be noted that some of this increase is due to the large addition of new units into the rental market. Both purpose-built rental and rented condominium apartments built after 1991 are not subject to the provincial rent guideline, so rents on new apartments reflect market conditions. Given the strength of demand this year, rents on the newest apartments were set high and given the influx of new apartments this year, their rents would have pulled up the average. However, rent increases were still relatively strong. Rents in buildings which were surveyed in both 2012 and 2013 rose 7.1 per cent.

Growth Strongest in Scarborough and Etobicoke

The growth in condo rentals occurred throughout the GTA, but was strongest in Toronto East (Scarborough) and Toronto West (Etobicoke). Demand in Toronto East was up 47 per cent while supply was up 48 per cent. In Toronto West, demand growth of 59 per cent outstripped supply growth of 58 per cent. Demand and supply were both up more than 50 per cent in Durham Region, but the number of rented condominium apartments in this region remained less than one per cent of rented condominium apartments in the GTA. With demand and supply up at similar rates, vacancy rates were essentially unchanged in these areas

Growth of both demand and supply for condominium apartment rentals had been strong in North York and Peel last year, but lagged this year. Despite much slower growth in supply than in other areas of the GTA, vacancy rate increases were significant in these markets. North York was one of the few areas in the GTA where supply increased in the primary rental market, allowing it to absorb some of the growth in overall rental demand. As noted earlier, Peel was one of the few areas of the GTA where the movement of renters into ownership restrained growth in rental demand. The large increases in vacancy rates in Halton and York Regions pushed them well above the rates in the primary rental market in these areas. Despite fairly strong increases in demand, they were exceeded by growth in supply of rental apartment condominiums in these areas. Along with North York, an increase in primary rental supply absorbed some of the growth in rental demand in Halton.

Apartment Vacancy Rates (%) by Major Centres

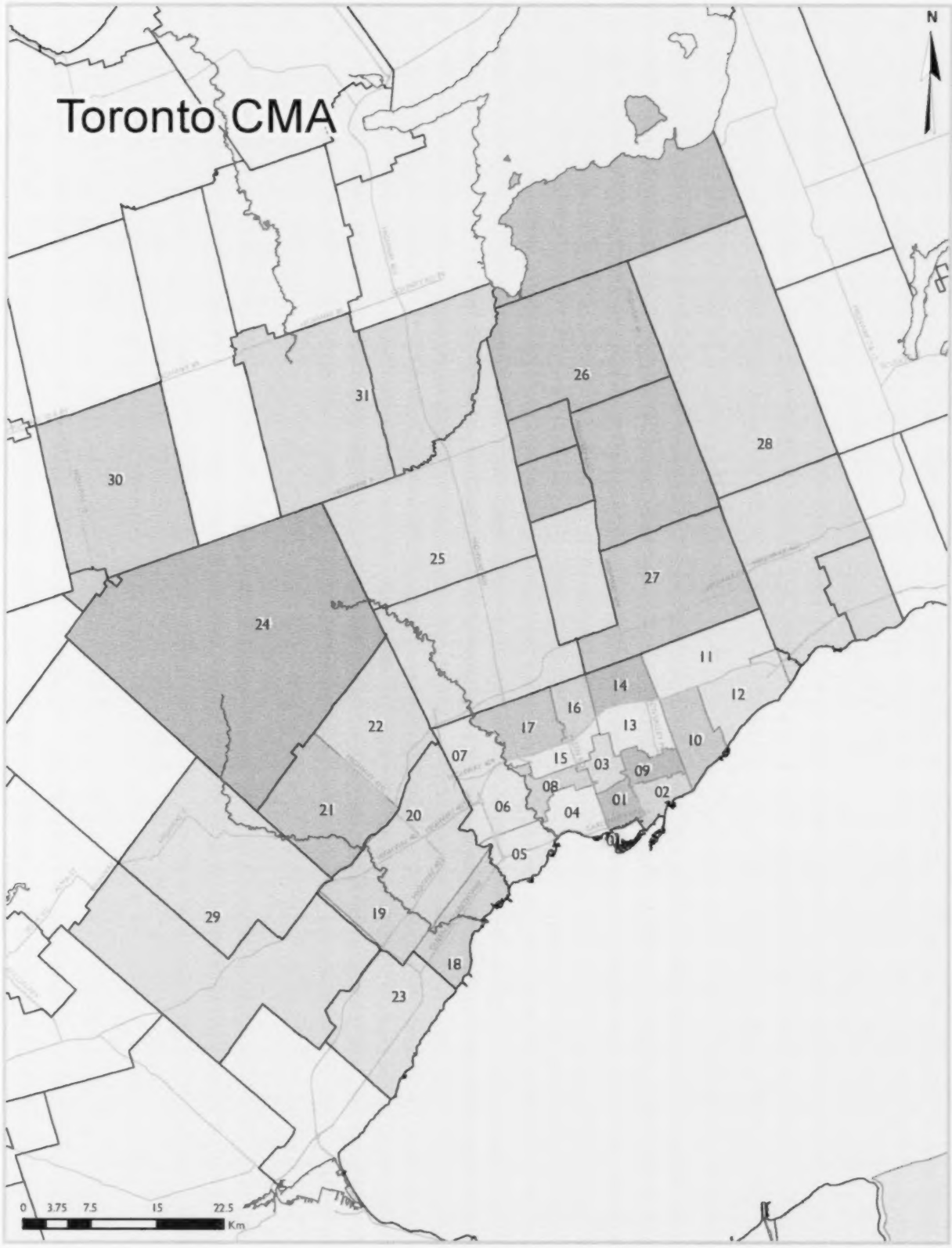
	Oct. 2012	Oct. 2013
Abbotsford	4.2	3.2
Barrie	2.0	3.0
Brantford	3.5	2.9
Calgary	1.3	1.0
Edmonton	1.7	1.4
Gatineau	3.3	5.1
Greater Sudbury	2.7	3.4
Guelph	1.4	1.9
Halifax	3.0	3.2
Hamilton	3.5	3.4
Kelowna	4.0	1.8
Kingston	1.7	2.3
Kitchener-Cambridge-Waterloo	2.6	2.9
London	3.9	3.3
Moncton	6.7	9.1
Montréal	2.8	2.8
Oshawa	2.1	2.1
Ottawa	2.5	2.9
Peterborough	2.7	4.8
Québec	2.0	2.3
Regina	1.0	1.8
Saguenay	2.0	2.8
Saint John	9.7	11.4
Saskatoon	2.6	2.7
Sherbrooke	5.0	5.3
St. Catharines-Niagara	4.0	4.1
St. John's	2.8	3.2
Thunder Bay	1.1	2.6
Toronto	1.7	1.6
Trois-Rivières	5.2	5.1
Vancouver	1.8	1.7
Victoria	2.7	2.8
Windsor	7.3	5.9
Winnipeg	1.7	2.5
Total	**2.6**	**2.7**

An Explanation of CMHC's Primary and Secondary Rental Market Surveys

CMHC'S Rental Market Survey and Secondary Rental Market Survey only include privately initiated structures.

The primary rental market encompasses units in structures with three or more units, composed of self-contained units where the primary purpose of the structure is to house rental tenants. CMHC's Rental Market Survey (RMS) surveys the primary rental market in all centres with a population of 10,000 or more.

The secondary rental market represents self-contained units, such as condominiums and other rental homes not surveyed in CMHC's RMS. There are two types of Secondary Rental Market Surveys: of rented Condominiums and of rented structures with less than three self contained units. The secondary surveys are conducted jointly or individually for selected centres across Canada.


Toronto CMA
N
31
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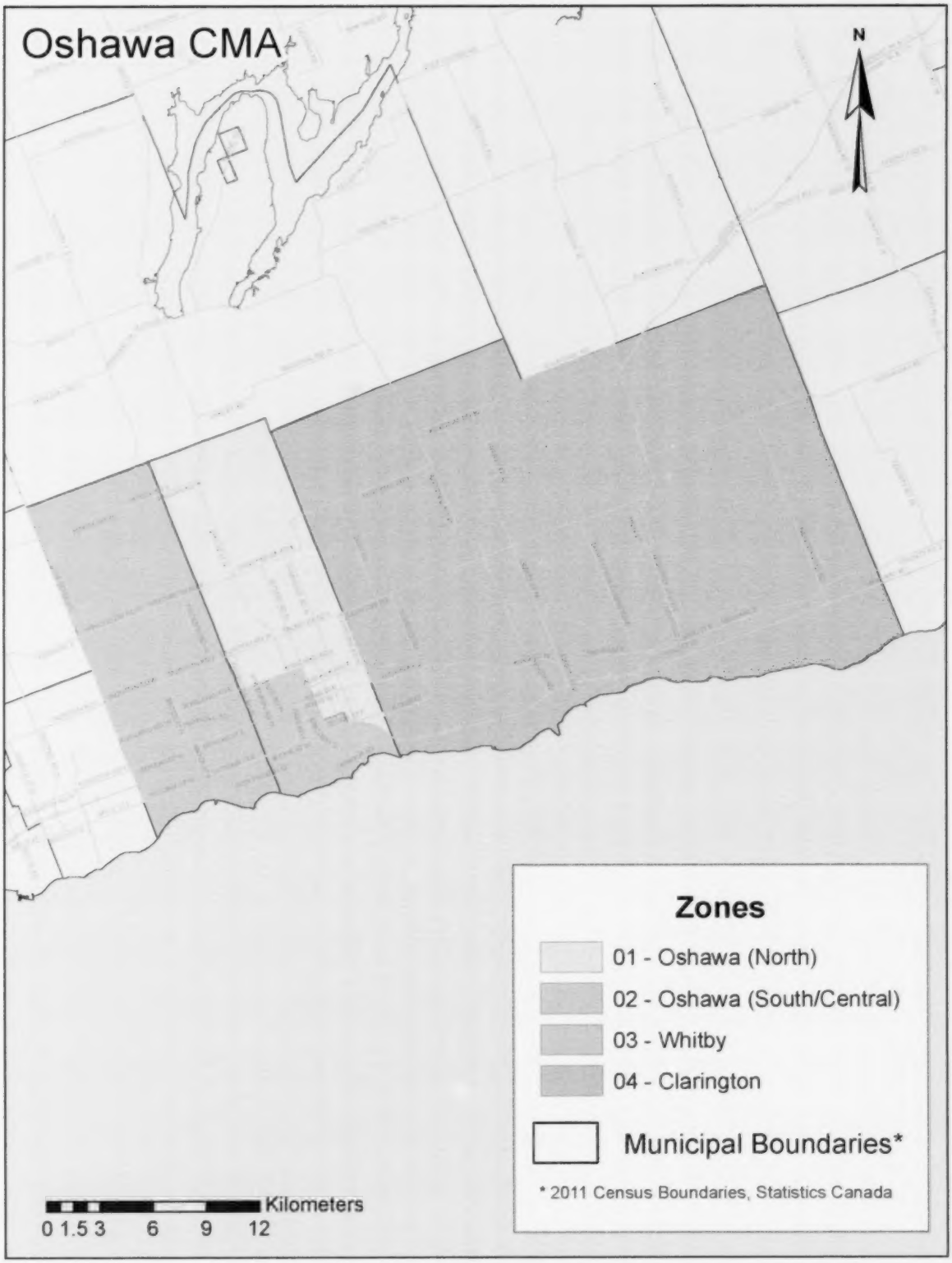
0 3.75 7.5 15 22.5
Km


Oshawa CMA
N
Zones
01 - Oshawa (North)
02 - Oshawa (South/Central)
03 - Whitby
04 - Clarington
Municipal Boundaries*
* 2011 Census Boundaries, Statistics Canada
Kilometers
0 1.5 3 6 9 12

RMS ZONE DESCRIPTIONS - TORONTO CMA	
Zone 1	**Former City of Toronto (Central)** - North: C.P.R. Line; East: City Limit & Don River; South: Lake Ontario; West: Bathurst St. (East Side); Census tracts - 0002, 0011, 0012.01, 0012.02, 0013, 0014, 0015, 0016, 0017, 0030, 0031, 0032, 0033, 0034.01, 0034.02, 0035, 0036, 0037, 0038, 0039, 0059, 0060, 0061, 0062.01, 0062.02, 0063.01, 0063.02, 0064, 0065, 0066, 0067, 0068, 0086, 0087, 0088, 0089, 0090, 0091.01, 0091.02, 0092 and 0093.
Zone 2	**Former City of Toronto (East)** - North: City Limit; East: City Limit; South: Lake Ontario; West: Don River; Census tracts - 0001, 0018, 0019, 0020, 0021, 0022, 0023, 0024, 0025, 0026, 0027, 0028, 0029, 0069, 0070, 0071, 0072.01, 0072.02, 0073, 0074, 0075, 0076, 0077, 0078, 0079, 0080.01, 0080.02, 0081, 0082, 0083, 0084 and 0085.
Zone 3	**Former City of Toronto (North)** - North: City Limit; East: City Limit; South: C.P.R. Line; West: City Limit (Bathurst St. East Side); Census tracts - 0117, 0118, 0119, 0120, 0121, 0122, 0123, 0124, 0125, 0126, 0127, 0128.02, 0128.03, 0128.04, 0129, 0130, 0131, 0132, 0133, 0134, 0135, 0136.01, 0136.02, 0137, 0138, 0139, 0140, 0141.01, 0141.02 and 0142.
Zone 4	**Former City of Toronto (West)** - North: City Limit; East: Bathurst St. (West Side); South: Lake Ontario; West: City Limit; Census tracts 0003, 0004, 0005, 0006, 0007.01, 0007.02, 0008, 0009, 0010.01, 0010.02, 0040, 0041, 0042, 0043, 0044, 0045, 0046, 0047.01, 0047.02, 0048, 0049, 0050.01, 0050.02, 0051, 0052, 0053, 0054, 0055, 0056, 0057, 0058, 0094, 0095, 0096, 0097.01, 0097.02, 0098, 0099, 0100, 0101, 0102.01, 0102.02, 0102.03, 0103, 0104, 0105, 0106, 0107, 0108, 0109, 0110, 0111, 0112, 0113, 0114, 0115 and 0116.
Zones 1-4	**Former City of Toronto**
Zone 5	**Etobicoke (South)** - North: Bloor St. West; East: Humber River; South: Lake Ontario; West: Etobicoke Creek; Census tracts 0200, 0201, 0202, 0203, 0204, 0205, 0206.01, 0206.02, 0207, 0208, 0209, 0210, 0211, 0212, 0213, 0214, 0215, 0216, 0217, 0218, 0219 and 0220.
Zone 6	**Etobicoke (Central)** - North: Highway 401; East: Humber River; South: Bloor St. West; West: Etobicoke Creek; Census tracts - 0221.01, 0221.02, 0222.01, 0222.02, 0223, 0224, 0225.01, 0225.02, 0226, 0227, 0228, 0229, 0230.01, 0230.02, 0231, 0232, 0233, 0234, 0235.01, 0235.02, 0236.01, 0236.02, 0237.01, 0237.02, 0237.03, 0238.01, 0238.02, 0239, 0240.01, 0240.02, 0241, 0242, 0243.01 and 0243.02.
Zone 7	**Etobicoke (North)** - North: Steeles Ave.; East: Humber River; South: Highway 401; West: Etobicoke Creek; Census tracts - 0244.01, 0244.02, 0245, 0246, 0247.01, 0247.02, 0248.02, 0248.03, 0248.04, 0248.05, 0249.01, 0249.03, 0249.04, 0249.05, 0250.01, 0250.02, 0250.04 and 0250.05.
Zones 5-7	**Etobicoke**
Zone 8	**York City** - Census Tracts 0150, 0151, 0152, 0153, 0154, 0155, 0156.01, 0156.02, 0157, 0158, 0159.01, 0159.02, 0160, 0161, 0162, 0163, 0164, 0165, 0166, 0167.01, 0167.02, 0168, 0169.01, 0169.02, 0170, 0171, 0172, 0173, 0174, 0175.01, 0175.02 and 0176.
Zone 9	**East York (Borough)** - Census tracts - 0180, 0181.01, 0181.02, 0183, 0184.01, 0184.02, 0185.01, 0185.02, 0186, 0187, 0188, 0189, 0190.01, 0190.02, 0191, 0192, 0193, 0194.01, 0194.02, 0194.03, 0194.04, 0195 and 0196.
Zone 10	**Scarborough (Central)** - North: Highway 401; East: Brimley Rd. & McCowan Rd.; South: Lake Ontario; West: City Limit; Census tracts - 0333, 0334, 0335, 0336, 0337, 0338, 0339, 0340, 0341.02, 0341.03, 0341.04, 0342, 0343, 0344.01, 0344.02, 0345, 0346.01, 0346.02, 0347, 0348, 0349, 0350, 0351.01, 0351.02, 0352, 0353.02, 0353.03, 0353.04, 0354, 0355.02, 0355.03, 0355.04, 0368.01, 0368.02, 0369, 0370.01, 0370.02, 0370.03, 0371, 0372 and 0373.
Zone 11	**Scarborough (North)** - North: Steeles Ave.; East: City Limit; South: Highway 401 & Twyn River Dr.; West: City Limit; Census Tracts: 0374.01, 0374.02, 0374.03, 0375.01, 0375.02, 0375.03, 0375.04, 0375.05, 0376.01, 0376.02, 0376.04, 0376.05, 0376.06, 0376.08, 0376.09, 0376.11, 0376.12, 0376.13, 0376.14, 0376.15, 0376.16, 0377.01, 0377.02, 0377.03, 0377.04, 0377.06, 0377.07, 0378.02, 0378.03, 0378.04, 0378.05, 0378.06, 0378.07, 0378.08, 0378.11, 0378.12, 0378.14, 0378.16, 0378.17, 0378.18, 0378.19, 0378.20, 0378.21, 0378.22, 0378.23, 0378.24, 0378.25, 0378.26, 0378.27 and 0378.28.
Zone 12	**Scarborough (East)** - North: Highway 401 & Twyn River Dr.; East: City Limit; South: Lake Ontario; West: Brimley Rd. & McCowan Rd.; Census tracts - 0330, 0331.01, 0331.03, 0331.04, 0332, 0356, 0357.01, 0357.02, 0358.01, 0358.02, 0358.03, 0359, 0360, 0361.01, 0361.02, 0362.01, 0362.02, 0362.03, 0362.04, 0363.02, 0363.04, 0363.05, 0363.06, 0363.07, 0364.01, 0364.02, 0365, 0366, 0367.01, 0367.02, 0802.01 and 0802.02.
Zones 10-12	**Scarborough**
Zone 13	**North York (Southeast)** - North: Highway 401; East: City Limit; South: City Limit; West: Yonge St.; Census tracts - 0260.01, 0260.03, 0260.04, 0260.05, 0261, 0262.01, 0262.02, 0263.02, 0263.03, 0263.04, 0264, 0265, 0266, 0267, 0268, 0269.01, 0269.02, 0270.01, 0270.02, 0271.01, 0271.02, 0272.01, 0272.02, 0273.01, 0273.02, 0274.01 and 0274.02.
Zone 14	**North York (Northeast)** - North: Steeles Ave.; East: City Limit; South: Highway 401; West: Yonge St.; Census tracts - 0300, 0301.01, 0301.03, 0301.04, 0302.01, 0302.02, 0302.03, 0303, 0304.01, 0304.02, 0304.03, 0304.04, 0304.05, 0304.06, 0305.01, 0305.03, 0305.04, 0306.01, 0306.02, 0307.03, 0307.04, 0307.05, 0307.06, 0307.07, 0321.01, 0321.02, 0322.01, 0322.02, 0323.01, 0323.02, 0324.01, 0324.02, 0324.03, 0324.05 and 0324.06.
Zone 15	**North York (Southwest)** - North: Highway 401; East: Yonge St. & City Limit; South: City Limit; West: City Limit; Census tracts - 0275, 0276.01, 0276.02, 0277, 0278, 0279.01, 0279.02, 0280, 0281.01, 0281.02, 0282, 0283.01, 0283.02, 0284, 0285, 0286, 0287.01 and 0287.02.
Zone 16	**North York (North Central)** - North: Steeles Ave.; East: Yonge St.; South: Highway 401; West: Dufferin St. & Sunnyview Rd.; Census tracts - 0288, 0297.01, 0297.02, 0298, 0299.01, 0299.02, 0308.01, 0308.02, 0309, 0310.01, 0310.02, 0317.02, 0317.03, 0317.04, 0317.05, 0318, 0319, 0320.01 and 0320.02.
Zone 17	**North York (Northwest)** - North: Steeles Ave.; East: Dufferin St. & Sunnyview Rd.; South: Highway 401; West: Humber River; Census tracts - 0289, 0290, 0291.01, 0291.02, 0292, 0293, 0294.01, 0294.02, 0295, 0296, 0311.02, 0311.03, 0311.04, 0311.05, 0311.06, 0312.02, 0312.03, 0312.04, 0312.05, 0312.06, 0312.07, 0313, 0314.01, 0314.02, 0315.01, 0315.02, 0315.03, 0316.01, 0316.03, 0316.04, 0316.05 and 0316.06.
Zones 13-17	**North York**
Zones 1-17	**Toronto**
Zone 18	**Mississauga (South)** - North: Dundas St.; East: Etobicoke Creek; South: Lake Ontario; West: City Limit; Census tracts - 0500.01, 0500.02, 0501.01, 0501.02, 0502.01, 0502.02, 0503, 0504, 0505.01, 0505.02, 0506, 0507, 0508, 0509.01, 0509.02, 0510, 0511.01, 0511.02, 0510, 0511.01, 0511.02, 0512, 0513.01, 0513.02, 0513.03, 0513.04, 0514.01, 0514.02, 0515.01, 0515.02, 0540.01 and 0540.02
Zone 19	**Mississauga (Northwest)** - North: Highway 401; East: Credit River; South: Dundas St.; West: City Limit; Census tracts - 0516.01, 0516.02, 0516.03, 0516.04, 0516.05, 0516.06, 0516.08, 0516.09, 0516.11, 0516.16, 0516.17, 0516.18, 0516.20, 0516.21, 0516.22, 0516.23, 0516.24, 0516.25, 0516.26, 0516.28, 0516.29, 0516.30, 0516.31, 0516.32, 0516.37, 0516.38, 0516.39, 0516.40, 0516.41, 0516.42, 0516.43, 0516.44, 0516.45, 0516.46, 0516.47, 0550.01 and 0550.02.
Zone 20	**Mississauga (Northeast)** - North: Steeles Ave.; East: City Limit; South: Dundas St.; West: Credit River; Census tracts - 0517, 0518, 0519, 0520.01, 0520.02, 0520.05, 0520.07, 0520.08, 0520.09, 0520.10, 0521.01, 0521.02, 0521.03 ,0521.04, 0521.05, 0521.06, 0522, 0523, 0524.01, 0524.02, 0525.01, 0525.02, 0526.01, 0526.02, 0527.01, 0527.02, 0527.03, 0527.04, 0527.05, 0527.06, 0527.07, 0527.08, 0527.09, 0528.01, 0528.02, 0528.10, 0528.11, 0528.12, 0528.13, 0528.15, 0528.16, 0528.18, 0528.19, 0528.24, 0528.25, 0528.26, 0528.32, 0528.33, 0528.34, 0528.35, 0528.39, 0528.40, 0528.41, 0528.42, 0528.43, 0528.44, 0528.45, 0528.46, 0528.47, 0528.48, 0528.49, 0529.01, 0529.02, 0530.01, 0530.02, 0531.01, 0531.02, 0532.01 and 0532.02.
Zones 18-20	**Mississauga City**

RMS ZONE DESCRIPTIONS - TORONTO CMA (continued)	
Zone 21	**Brampton (West)** - North: #10 Side Road; East: Heart Lake Rd.; South: Steeles Ave.; West: Second Line; Census tracts 0528.20, 0528.21, 0528.22, 0528.31, 0528.36, 0528.37, 0570.01, 0570.02, 0572.01, 0572.04, 0572.05, 0572.07, 0572.08, 0572.09, 0572.10, 0573.03, 0573.05, 0573.06, 0573.07, 0573.09, 0573.10, 0573.11, 0574, 0575.01, 0575.02, 0575.03, 0575.04, 0575.05, 0575.07, 0575.08, 0576.04, 0576.05, 0576.06, 0576.07, 0576.09, 0576.29, 0576.30, 0576.31, 0576.32, 0576.33, 0576.34, 0576.41, 0576.42, 0576.43, 0576.44, 0576.49, 0576.50 and 0576.51.
Zone 22	**Brampton (East)** - North: Highway 7; East: Torbram Rd.; South: Steeles Ave.; West: Heart Lake Rd.; Census tracts - 0560, 0561, 0562.02, 0562.03, 0562.04, 0562.05, 0562.06, 0562.07, 0562.08, 0562.09, 0562.11, 0562.12, 0562.13, 0562.14, 0562.15, 0563.01, 0563.02, 0564.01, 0564.02, 0576.10, 0576.16, 0576.17, 0576.18, 0576.20, 0576.22, 0576.24, 0576.35, 0576.36, 0576.37, 0576.38, 0576.39, 0576.40, 0576.45, 0576.46, 0576.47 and 0576.48.
Zones 21-22	**Brampton City**
Zone 23	**Oakville Town** - Census tracts - 0600.01, 0600.02, 0601, 0602, 0603, 0604, 0605, 0606, 0607, 0608, 0609, 0610.02, 0610.03, 0610.04, 0611, 0612.01, 0612.03, 0612.05, 0612.07, 0612.08, 0612.10, 0612.11, 0612.12, 0612.13, 0612.14, 0612.15, 0612.18, 0612.19, 0612.20, 0612.21, 0612.22, 0612.23, 0612.24, 0612.25, 0613.01, 0613.03, 0613.04, 0614.01, 0614.02 and 0615.
Zone 24	**Caledon** - Census tracts - 0585.02, 0585.03, 0585.05, 0585.07, 0585.08, 0585.09, 0585.10, 0586.01, 0586.02, 0587.01 and 0587.02.
Zone 25	**Richmond Hill** - Census tracts - 0420.03, 0420.05, 0420.06, 0420.08, 0420.09, 0420.10, 0420.11, 0420.13, 0420.14, 0420.15, 0421.01, 0421.04, 0421.05, 0421.06, 0421.07, 0422.02, 0422.03, 0422.04, 0422.05, 0422.06, 0423.01, 0423.02, 0424.04, 0424.05, 0424.07, 0424.08, 0424.09, 0424.10, 0424.11, 0424.012, 0424.13, ; **Vaughan** - Census tracts 0410.02, 0410.03, 0410.04, 0410.05, 0410.07, 0410.09, 0410.10, 0410.11, 0410.12, 0410.13, 0410.14, 0410.15, 0411.01, 0411.04, 0411.07, 0411.08, 0411.09, 0411.12, 0411.15, 0411.16, 0411.17, 0411.18, 0411.19, 0411.20, 0411.21, 0411.22, 0411.23, 0411.24, 0411.25, 0411.26, 0411.27, 0412.01, 0412.02, 0412.04, 0412.06, 0412.08, 0412.10, 0412.11, 0412.12, 0412.13, 0412.14, 0412.15, 0412.18, 0412.19, 0412.20, 0412.21, 0412.22, 0412.23, 0412.24 and 0413 ; **King** - Census tracts 0460.01, 0460.02, 0461.01 and 0461.02.
Zone 26	**Aurora** - Census tracts - 0440, 0441.02, 0441.03, 0441.04, 0442.02, 0442.03, 0442.04, 0442.05 and 0442.06; **Newmarket** - Census tracts - 0450.02, 0450.03, 0450.05, 0450.06, 0451.01, 0451.02, 0451.03, 0451.05, 0451.06, 0451.07, 0452.01, 0452.02, 0452.03, 0452.05, 0452.06 and 0452.07, ; **Whitchurch-Stouffville** - Census tracts - 0430.02, 0430.03, 0430.04, 0431.01 and 0431.02; **East Gwillimbury** - Census tracts - 0455, 0456.01, 0456.02 and 0456.03; **Georgina Township** - Census tracts - 0470, 0471, 0472, 0473.01, 0473.02, 0473.03 and 0475; **Georgina Island** - Census tract - 0476.
Zone 27	**Markham Town** - Census tracts - 0400.02, 0400.03, 0400.04, 0400.06, 0400.07, 0400.08, 0400.11, 0400.12, 0400.13, 0400.14, 0400.15, 0400.16, 0400.17, 0400.18, 0400.19, 0400.20, 0400.21, 0400.22, 0400.23, 0401.04, 0401.05, 0401.06, 0401.07, 0401.08, 0401.09, 0401.10, 0401.11, 0401.13, 0401.14, 0401.15, 0401.17, 0401.18, 0401.19, 0401.20, 0401.21, 0401.22, 0401.23, 0402.01, 0402.02, 0402.03, 0402.04, 0402.05, 0402.06, 0402.07, 0402.08, 0402.09, 0402.10, 0402.12, 0402.13, 0403.01, 0403.03, 0403.04, 0403.05, 0403.07, 0403.09, 0403.10, 0403.11, 0403.12, 0403.13 and 0403.14.
Zones 25-27	**York Region**
Zone 28	**Pickering** - Census tracts - 0800.01, 0800.02, 0801.01, 0801.02, 0803.03, 0803.04, 0803.05, 0803.06, 0804.01, 0804.05, 0804.06, 0804.07, 0804.08, 0804.10, 0804.11, 0804.12, 0804.13, 0806 and 0807 ; **Ajax** - Census tracts - 0805.02, 0805.04, 0805.05, 0805.06, 0805.08, 0805.09, 0805.10, 0805.12, 0805.13, 0810.01, 0810.02, 0810.03, 0810.04, 0810.05, 0811, 0812, 0820.01, 0820.02 and 0820.03 ; **Uxbridge** - Census tracts - 0830, 0831.01, 0831.02 and 0832.
Zone 29	**Milton** - Census tracts - 0620.01, 0620.02, 0620.04, 0620.05, 0620.06, 0620.07, 0621, 0622, 0623, 0624, 0625 and 0626; **Halton Hills** - Census tracts - 0630, 0631.02, 0631.03, 0631.04, 0632, 0633, 0634.01, 0634.02, 0635, 0636, 0637, 0638 and 0639.
Zone 30	**Orangeville** - Census tracts 0590, 0591.01, 0591.02, 0592.01, 0592.02 and 0593.
Zone 31	**Bradford-West Gwillimbury** - Census tracts - 0480.01, 0480.02, 0481.01, 0481.02 and 0482; **New Tecumseth** - Census tracts - 0483.01, 0483.02, 0484.01, 0484.02, 0485.01 and 0485.02.
Zones 18-31	**Remaining CMA**
Durham Region	Includes Ajax, Pickering and Uxbridge (RMS Zone 28); Clarington (Oshawa RMS Zone 4); Oshawa (Oshawa Zones 1 and 2); Whitby (Oshawa RMS Zone 3); Brock and Scugog.
York Region	Includes Aurora, East Gwillimbury, Georgina, Newmarket, Whitchurch-Stouffvile (RMS Zone 26); King, Richmond Hill and Vaughan (RMS Zone 25); Markham (RMS Zone 27).
Peel Region	Includes Caledon (RMS Zone 24); Brampton (RMS Zones 21-22); Mississauga (RMS Zones 18-20).
Halton Region	Includes Halton Hills and Milton (RMS Zone 29); Burlington (Hamilton CMA Zone 8); Oakville (RMS Zone 23).
	Toronto GTA (Zones 1-17 plus Durham, Peel, Halton and York Regions)
Zones 1-31	**Toronto CMA**

RMS ZONE DESCRIPTIONS - OSHAWA CMA	
Zone 1	**Oshawa (North)** includes census tracts 0007, 0008.01, 0008.02, 0008.03, 0008.05, 0008.06, 0008.07, 0009.01, 0009.02, 0009.03, 0009.04, 0009.05, 0013, 0014.01, 0014.02, 0015.01, 0015.02, 0016.01 and 0016.02.
Zone 2	**Oshawa (South/Central)** includes census tracts 0001, 0002.01, 0002.02, 0002.03, 0003.01, 0003.02, 0004.01, 0004.02, 0005, 0006, 0010, 0011 and 0012.
Zones 1-2	**Oshawa City**
Zone 3	**Whitby** includes the Town of Whitby only (census tracts 0100.01, 0100.02, 0100.03, 0101.02, 0101.03, 0101.04, 0101.05, 0101.06, 0102.01, 0102.02, 0102.03, 0103, 0104, 0105.03, 0105.04, 0105.05, 0105.06, 0105.07, 0105.08, 0105.09, 0105.10, 0105.11, 0105.12 and 0105.13).
Zone 4	**Clarington** includes the Town of Clarington only (census tracts 0200, 0201.01, 0201.02 0202.03, 0202.04, 0202.05, 0202.07, 0202.08, 0202.09, 0202.10, 0202.11, 0203.01, 0203.02, 0203.03, 0203.04, 0204, 0205 and 0206).
Zones 1-4	**Oshawa CMA**

CONDOMINIUM SUB AREA DESCRIPTIONS - TORONTO CMA	
Sub Area 1	**Toronto Centre** includes RMS Zone 1: Former City of Toronto (Central); Zone 2: Former City of Toronto (East); Zone 3: Former City of Toronto (North); Zone 4: Former City of Toronto (West); Zone 8: York City; and Zone 9: East York (Borough).
Sub Area 2	**Toronto West** includes RMS Zone 5: Etobicoke (South); Zone 6: Etobicoke (Central); and Zone 7: Etobicoke (North).
Sub Area 3	**Toronto East** includes RMS Zone10: Scarborough (Central); Zone 11: Scarborough (North); and Zone 12: Scarborough (East).
Sub Area 4	**Toronto North** includes RMS Zone 13: North York (Southeast); Zone 14: North York (Northeast); Zone 15: North York (Southwest); Zone 16: North York (North Central); and Zone 17: North York (Northwest).
Sub Areas 1-4	**Toronto City**
Sub Area 5	**York Region** includes RMS Zone 25: Richmond Hill, Vaughan and King; Zone 26: Aurora, Newmarket, Whitchurch-Stouffville, East Gwillimbury, Georgina Township and Georgina Island; and Zone 27: Markham Town.
Sub Area 6	**Peel Region** includes RMS Zone 18: Mississauga (South); Zone 19: Mississauga (Northwest); Zone 20: Mississauga (Northeast); Zone 21: Brampton (West); Zone 22: Brampton (East); and Zone 24: Caledon.
Sub Area 7	**Durham Region** includes RMS Zone 28: Pickering, Ajax and Uxbridge; Oshawa Zone 1: Oshawa (North); Oshawa Zone 2: Oshawa (South/Central); Oshawa Zone 3: Whitby; and Oshawa Zone 4: Clarington; Brock; and Scugog.
Sub Area 8	**Halton Region** includes RMS Zone 23: Oakville Town; Zone 29: Milton, Halton Hills; and Hamilton Zone 8: Burlington.
Sub Areas 1-8	**GTA**
	Toronto CMA (includes all RMS Zones 1-31)

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units in the Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by Structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units in the Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units in the Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Available in the Quebec, Montreal, Ottawa, Toronto, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($) by Bedroom Type
4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Condo Sub Area
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in in Other Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1-Toronto (Central)	0.3	1.4	1.1	1.9	0.6	1.3	0.6	1.7	0.8	1.7
Zone 2-Toronto (East)	3.1	**	1.6	1.1	2.3	0.4	0.0	**	2.1	1.1
Zone 3-Toronto (North)	1.2	1.6	1.1	1.3	1.8	1.4	0.2	1.6	1.3	1.4
Zone 4-Toronto (West)	1.6	1.6	1.3	1.3	1.2	1.3	**	0.5	1.3	1.3
Toronto-Former City (Zones 1-4)	**1.1**	**1.6**	**1.2**	**1.5**	**1.3**	**1.3**	**0.5**	**1.3**	**1.2**	**1.5**
Zone 5-Etobicoke (South)	1.4	**	3.5	2.5	2.7	1.7	0.0	2.1	2.9	2.2
Zone 6-Etobicoke (Central)	0.5	5.6	2.6	2.7	2.6	1.5	3.2	1.4	2.7	2.0
Zone 7-Etobicoke (North)	**	0.0	3.0	0.4	1.7	1.1	2.4	0.9	2.1	0.9
Etobicoke (Zones 5-7)	**1.2**	**4.4**	**3.0**	**2.4**	**2.5**	**1.5**	**2.7**	**1.3**	**2.6**	**1.9**
Zone 8-York	3.0	1.9	2.8	2.6	2.4	1.4	4.5	1.9	2.8	2.1
Zone 9-East York	1.4	2.0	1.9	2.1	1.6	1.7	2.7	0.9	1.8	1.9
Zone 10-Scarborough (Central)	3.1	1.5	1.8	1.3	1.4	1.3	1.0	0.6	1.6	1.2
Zone 11-Scarborough (North)	1.0	2.3	2.0	1.3	1.9	2.0	1.8	0.9	1.9	1.7
Zone 12-Scarborough (East)	3.9	1.5	1.8	1.8	1.3	1.8	1.0	1.9	1.4	1.8
Scarborough (Zones 10-12)	**2.9**	**1.6**	**1.8**	**1.4**	**1.5**	**1.6**	**1.1**	**1.2**	**1.6**	**1.5**
Zone 13-North York (Southeast)	2.2	0.5	1.7	1.0	1.6	1.0	2.3	0.9	1.7	1.0
Zone 14-North York (Northeast)	2.0	0.0	1.7	1.3	1.2	1.2	0.8	1.1	1.3	1.2
Zone 15-North York (Southwest)	4.6	2.2	1.7	1.9	1.9	1.7	0.9	0.8	1.8	1.7
Zone 16-North York (N.Central)	5.3	**	1.0	0.7	1.5	0.8	1.1	1.0	1.3	0.9
Zone 17-North York (Northwest)	3.7	2.9	2.7	2.2	1.6	1.8	2.0	2.0	2.1	2.0
North York (Zones 13-17)	**3.5**	**2.7**	**1.8**	**1.4**	**1.6**	**1.3**	**1.5**	**1.2**	**1.7**	**1.4**
Toronto (Zones 1-17)	**1.5**	**1.9**	**1.8**	**1.7**	**1.7**	**1.4**	**1.7**	**1.3**	**1.7**	**1.6**
Zone 18-Mississauga (South)	1.0	**	1.7	2.4	1.5	1.6	1.9	1.6	1.6	2.0
Zone 19-Mississauga (Northwest)	2.1	0.0	2.6	1.6	1.3	1.3	0.5	0.7	1.6	1.3
Zone 20-Mississauga (Northeast)	3.4	2.7	1.3	2.4	2.4	3.1	2.1	4.1	2.0	3.0
Mississauga City (Zones 18-20)	**2.2**	**2.6**	**1.7**	**2.3**	**1.9**	**2.3**	**1.7**	**2.6**	**1.8**	**2.3**
Zone 21-Brampton (West)	10.5	**	2.2	2.2	0.9	1.2	1.8	4.7	1.8	2.0
Zone 22-Brampton (East)	4.0	2.7	2.8	3.1	2.3	2.8	1.8	2.3	2.4	2.8
Brampton City (Zones 21-22)	**8.3**	**4.9**	**2.4**	**2.5**	**1.5**	**2.0**	**1.8**	**3.1**	**2.0**	**2.3**
Zone 23-Oakville	0.0	0.0	0.6	1.4	1.0	1.4	1.5	0.8	0.9	1.3
Zone 24-Caledon	**	**	**	**	2.2	**	**	**	1.2	**
Zone 25-R. Hill, Vaughan, King	1.3	9.9	2.4	0.6	1.8	1.2	0.0	**	1.9	1.6
Zone 26-Aurora, Newmkt, Whit-St.	0.0	**	1.7	2.3	1.3	1.2	0.0	**	1.3	2.1
Zone 27-Markham	**	**	1.5	1.7	1.9	0.5	**	0.0	1.7	0.9
York Region (Zones 25-27)	****	****	**1.8**	**1.5**	**1.6**	**1.0**	**0.5**	**2.1**	**1.6**	**1.6**
Zone 28-Pickering/Ajax/Uxbridge	25.0	**	4.6	4.4	2.5	1.1	1.0	0.1	2.2	1.2
Zone 29-Milton, Halton Hills	**	0.0	3.9	2.6	1.6	0.7	5.0	**	2.8	1.4
Zone 30-Orangeville	**	**	3.2	0.5	0.5	1.0	**	**	2.3	0.7
Zone 31-Bradford, W. Gwillimbury	0.0	0.0	0.4	2.3	1.2	3.5	**	2.2	0.9	2.9
Remaining CMA (Zones 18-31)	**3.7**	**3.8**	**1.9**	**2.2**	**1.7**	**1.9**	**1.6**	**2.2**	**1.8**	**2.1**

(continued)

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Durham Region	**	2.0	2.4	2.5	2.2	1.8	1.4	1.6	2.1	2.0
York Region	**	**	1.8	1.5	1.6	1.0	0.5	2.1	1.6	1.6
Peel Region	4.0	3.2	1.9	2.4	1.8	2.2	1.7	2.8	1.9	2.3
Halton Region	1.3	0.4	1.4	1.7	1.2	1.6	1.8	1.9	1.3	1.6
Toronto GTA	**1.5**	**1.9**	**1.8**	**1.8**	**1.7**	**1.5**	**1.7**	**1.5**	**1.7**	**1.7**
Toronto CMA	**1.6**	**2.0**	**1.8**	**1.8**	**1.7**	**1.5**	**1.7**	**1.4**	**1.7**	**1.6**

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** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Oshawa (North)	**	1.7	1.1	1.6	1.3	1.2	0.4	1.2	1.3	1.3
Zone 2 - Oshawa (S./Central)	0.0	**	3.8	3.3	3.5	2.5	2.7	4.1	3.4	2.8
Oshawa City (Zones 1-2)	**	1.2	2.8	2.6	2.6	2.0	1.9	3.0	2.5	2.2
Zone 3 - Whitby	**	**	0.6	2.6	0.6	1.7	**	1.7	0.7	2.0
Zone 4 - Clarington	**	**	4.7	0.0	1.7	2.0	**	6.0	2.6	1.5
Oshawa CMA	**1.2**	**1.1**	**2.3**	**2.4**	**2.1**	**1.9**	**1.8**	**2.8**	**2.1**	**2.1**

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1-Toronto (Central)	960	990	1,244	1,255	1,727	1,700	3,166	**	1,353	1,359
Zone 2-Toronto (East)	755	767	961	1,019	1,166	1,248	1,406	1,360	993	1,047
Zone 3-Toronto (North)	892	944	1,144	1,188	1,493	1,567	2,105	2,249	1,229	1,290
Zone 4-Toronto (West)	740	790	1,033	1,035	1,323	1,312	**	1,767	1,068	1,069
Toronto-Former City (Zones 1-4)	**872**	**907**	**1,132**	**1,157**	**1,490**	**1,521**	**2,329**	**2,445**	**1,210**	**1,237**
Zone 5-Etobicoke (South)	697	788	847	883	1,037	1,069	1,378	1,357	936	976
Zone 6-Etobicoke (Central)	831	1,041	991	1,061	1,201	1,250	1,436	1,422	1,163	1,211
Zone 7-Etobicoke (North)	701	689	885	910	1,028	1,086	1,149	1,203	1,030	1,079
Etobicoke (Zones 5-7)	**727**	**858**	**922**	**974**	**1,119**	**1,164**	**1,340**	**1,353**	**1,066**	**1,113**
Zone 8-York	720	741	912	930	1,111	1,152	1,448	1,613	996	1,025
Zone 9-East York	758	828	921	949	1,168	1,205	1,493	1,558	1,033	1,071
Zone 10-Scarborough (Central)	764	787	878	886	1,012	1,023	1,144	1,181	960	971
Zone 11-Scarborough (North)	848	882	956	993	1,105	1,145	1,256	1,314	1,065	1,104
Zone 12-Scarborough (East)	756	769	888	908	998	1,030	1,138	1,169	986	1,013
Scarborough (Zones 10-12)	**775**	**801**	**896**	**911**	**1,027**	**1,051**	**1,164**	**1,201**	**989**	**1,009**
Zone 13-North York (Southeast)	763	753	939	964	1,128	1,148	1,379	1,371	1,083	1,096
Zone 14-North York (Northeast)	1,067	862	1,088	1,153	1,311	1,362	1,467	1,621	1,258	1,350
Zone 15-North York (Southwest)	738	766	902	898	1,082	1,074	1,366	1,329	1,027	1,021
Zone 16-North York (N.Central)	808	778	1,014	1,036	1,200	1,246	1,364	1,416	1,149	1,189
Zone 17-North York (Northwest)	680	698	848	864	992	1,015	1,171	1,198	955	977
North York (Zones 13-17)	**792**	**739**	**948**	**970**	**1,132**	**1,162**	**1,339**	**1,393**	**1,085**	**1,117**
Toronto (Zones 1-17)	**840**	**876**	**1,010**	**1,035**	**1,194**	**1,225**	**1,443**	**1,488**	**1,103**	**1,134**
Zone 18-Mississauga (South)	777	793	963	979	1,117	1,134	1,299	1,262	1,058	1,075
Zone 19-Mississauga (Northwest)	828	834	1,082	1,107	1,209	1,255	1,333	1,351	1,184	1,218
Zone 20-Mississauga (Northeast)	746	799	1,019	1,036	1,155	1,186	1,300	1,349	1,120	1,151
Mississauga City (Zones 18-20)	**770**	**800**	**995**	**1,014**	**1,145**	**1,172**	**1,306**	**1,317**	**1,099**	**1,124**
Zone 21-Brampton (West)	718	693	943	963	1,081	1,101	1,203	1,226	1,022	1,042
Zone 22-Brampton (East)	843	871	1,051	1,074	1,180	1,204	1,310	1,332	1,155	1,181
Brampton City (Zones 21-22)	**761**	**755**	**983**	**1,003**	**1,127**	**1,148**	**1,272**	**1,296**	**1,081**	**1,104**
Zone 23-Oakville	855	886	1,081	1,099	1,251	1,281	1,436	1,480	1,204	1,223
Zone 24-Caledon	**	**	**	**	**	**	**	**	**	**
Zone 25-R. Hill, Vaughan, King	827	870	1,019	1,046	1,236	1,235	1,453	1,463	1,145	1,160
Zone 26-Aurora, Newmkt, Whit-St.	622	741	925	958	1,014	1,075	1,066	1,206	974	1,032
Zone 27-Markham	716	773	986	1,029	1,149	1,183	1,358	1,333	1,080	1,128
York Region (Zones 25-27)	**762**	**828**	**977**	**1,011**	**1,130**	**1,163**	**1,299**	**1,339**	**1,067**	**1,106**
Zone 28-Pickering/Ajax/Uxbridge	762	**	954	899	1,076	1,086	1,202	1,272	1,118	1,134
Zone 29-Milton, Halton Hills	703	703	920	929	1,071	1,090	1,326	1,377	1,017	1,030
Zone 30-Orangeville	769	784	855	891	1,011	1,036	**	1,204	935	966
Zone 31-Bradford, W. Gwillimbury	742	779	855	865	1,008	1,009	1,258	1,243	955	963
Remaining CMA (Zones 18-31)	**775**	**801**	**989**	**1,009**	**1,141**	**1,165**	**1,291**	**1,317**	**1,095**	**1,119**

(continued)

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Durham Region	685	714	843	872	954	997	1,127	1,189	939	980
York Region	762	828	977	1,011	1,130	1,163	1,299	1,339	1,067	1,106
Peel Region	767	787	991	1,010	1,140	1,164	1,296	1,312	1,094	1,118
Halton Region	859	878	1,007	1,034	1,155	1,183	1,353	1,396	1,116	1,142
Toronto GTA	**836**	**871**	**1,003**	**1,028**	**1,170**	**1,200**	**1,399**	**1,442**	**1,095**	**1,126**
Toronto CMA	**837**	**873**	**1,007**	**1,032**	**1,183**	**1,213**	**1,413**	**1,454**	**1,102**	**1,131**

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- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Oshawa (North)	678	725	870	926	966	1,040	1,128	1,228	948	1,014
Zone 2 - Oshawa (S./Central)	638	665	783	804	894	938	981	1,064	857	903
Oshawa City (Zones 1-2)	645	680	817	857	925	979	1,041	1,126	894	948
Zone 3 - Whitby	775	789	909	938	1,007	1,021	1,083	1,122	969	992
Zone 4 - Clarington	**	**	777	792	911	939	1,089	1,166	871	895
Oshawa CMA	**684**	**713**	**839**	**874**	**939**	**985**	**1,053**	**1,126**	**909**	**955**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
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- No units exist in the universe for this category n/a: Not applicable

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1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1-Toronto (Central)	6,667	6,591	14,866	14,960	6,520	6,497	723	720	28,776	28,768
Zone 2-Toronto (East)	1,177	1,167	3,569	3,537	1,792	1,785	218	190	6,756	6,679
Zone 3-Toronto (North)	4,886	5,025	15,451	15,293	8,386	8,391	1,089	1,051	29,812	29,760
Zone 4-Toronto (West)	4,801	4,514	11,549	11,512	5,609	5,539	640	647	22,599	22,212
Toronto-Former City (Zones 1-4)	**17,531**	**17,297**	**45,435**	**45,302**	**22,307**	**22,212**	**2,670**	**2,608**	**87,943**	**87,419**
Zone 5-Etobicoke (South)	859	867	4,541	4,521	4,521	4,517	373	373	10,294	10,278
Zone 6-Etobicoke (Central)	331	316	5,114	4,956	8,265	8,219	2,473	2,484	16,183	15,975
Zone 7-Etobicoke (North)	31	30	925	925	2,922	2,918	1,369	1,369	5,247	5,242
Etobicoke (Zones 5-7)	**1,221**	**1,213**	**10,580**	**10,402**	**15,708**	**15,654**	**4,215**	**4,226**	**31,724**	**31,495**
Zone 8-York	1,427	1,420	8,396	8,388	6,244	6,257	853	849	16,920	16,914
Zone 9-East York	1,003	994	9,995	9,974	6,564	6,589	1,026	1,009	18,588	18,566
Zone 10-Scarborough (Central)	423	593	7,188	6,988	8,255	8,305	1,587	1,590	17,453	17,476
Zone 11-Scarborough (North)	85	132	2,246	2,203	3,748	3,750	712	712	6,791	6,797
Zone 12-Scarborough (East)	83	88	2,922	2,925	5,450	5,468	1,465	1,488	9,920	9,969
Scarborough (Zones 10-12)	**591**	**813**	**12,356**	**12,116**	**17,453**	**17,523**	**3,764**	**3,790**	**34,164**	**34,242**
Zone 13-North York (Southeast)	236	222	6,207	6,185	8,662	8,635	1,884	1,883	16,989	16,925
Zone 14-North York (Northeast)	202	199	3,552	3,569	5,555	5,669	2,058	2,122	11,367	11,559
Zone 15-North York (Southwest)	276	284	3,730	3,728	4,419	4,404	825	824	9,250	9,240
Zone 16-North York (N.Central)	193	195	4,590	4,598	5,911	5,909	1,790	1,793	12,484	12,495
Zone 17-North York (Northwest)	592	592	5,800	5,785	8,274	8,269	2,452	2,447	17,118	17,093
North York (Zones 13-17)	**1,499**	**1,492**	**23,879**	**23,865**	**32,821**	**32,886**	**9,009**	**9,069**	**67,208**	**67,312**
Toronto (Zones 1-17)	**23,272**	**23,229**	**110,641**	**110,047**	**101,097**	**101,121**	**21,537**	**21,551**	**256,547**	**255,948**
Zone 18-Mississauga (South)	320	321	5,075	4,984	5,972	5,924	1,042	1,010	12,409	12,239
Zone 19-Mississauga (Northwest)	53	52	966	1,061	1,672	1,684	434	434	3,125	3,231
Zone 20-Mississauga (Northeast)	272	273	3,770	3,774	5,900	5,942	1,195	1,199	11,137	11,188
Mississauga City (Zones 18-20)	**645**	**646**	**9,811**	**9,819**	**13,544**	**13,550**	**2,671**	**2,643**	**26,671**	**26,658**
Zone 21-Brampton (West)	141	136	2,157	2,149	2,818	2,810	321	322	5,437	5,417
Zone 22-Brampton (East)	76	75	1,280	1,273	2,384	2,384	735	732	4,475	4,464
Brampton City (Zones 21-22)	**217**	**211**	**3,437**	**3,422**	**5,202**	**5,194**	**1,056**	**1,054**	**9,912**	**9,881**
Zone 23-Oakville	158	155	1,417	1,423	2,449	2,450	395	396	4,419	4,424
Zone 24-Caledon	11	11	25	25	37	37	7	7	80	80
Zone 25-R. Hill, Vaughan, King	77	75	651	656	955	956	104	107	1,787	1,794
Zone 26-Aurora, Newmkt, Whit-St.	61	58	706	702	955	948	102	102	1,824	1,810
Zone 27-Markham	12	12	622	612	874	879	90	89	1,598	1,592
York Region (Zones 25-27)	**150**	**145**	**1,979**	**1,970**	**2,784**	**2,783**	**296**	**298**	**5,209**	**5,196**
Zone 28-Pickering/Ajax/Uxbridge	11	11	194	190	1,068	1,064	626	624	1,899	1,889
Zone 29-Milton, Halton Hills	30	30	552	553	819	820	64	64	1,465	1,467
Zone 30-Orangeville	48	47	326	332	359	353	37	37	770	769
Zone 31-Bradford, W. Gwillimbury	23	21	310	312	409	405	59	56	801	794
Remaining CMA (Zones 18-31)	**1,293**	**1,277**	**18,051**	**18,046**	**26,671**	**26,656**	**5,211**	**5,179**	**51,226**	**51,158**

(continued)

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- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Durham Region	393	385	3,704	3,694	7,733	7,737	1,607	1,597	13,437	13,413
York Region	150	145	1,979	1,970	2,784	2,783	296	298	5,209	5,196
Peel Region	873	868	13,273	13,266	18,783	18,781	3,734	3,704	36,663	36,619
Halton Region	289	288	4,717	4,719	8,035	8,185	1,149	1,138	14,190	14,330
Toronto GTA	**24,977**	**24,915**	**134,314**	**133,696**	**138,432**	**138,607**	**28,323**	**28,288**	**326,046**	**325,506**
Toronto CMA	**24,565**	**24,506**	**128,692**	**128,093**	**127,768**	**127,777**	**26,748**	**26,730**	**307,773**	**307,106**

The following letter codes are used to indicate the reliability of the estimates:
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- No units exist in the universe for this category n/a: Not applicable

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1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Oshawa (North)	59	58	959	959	2,035	2,037	274	274	3,327	3,328
Zone 2 - Oshawa (S./Central)	159	157	1,436	1,432	2,939	2,950	367	361	4,901	4,900
Oshawa City (Zones 1-2)	218	215	2,395	2,391	4,974	4,987	641	635	8,228	8,228
Zone 3 - Whitby	149	147	853	855	1,207	1,205	261	259	2,470	2,466
Zone 4 - Clarington	11	9	194	192	361	362	24	24	590	587
Oshawa CMA	**378**	**371**	**3,442**	**3,438**	**6,542**	**6,554**	**926**	**918**	**11,288**	**11,281**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1-Toronto (Central)	1.5	3.7	2.6	3.8	1.7	2.7	0.8	2.8	2.1	3.5
Zone 2-Toronto (East)	4.9	4.1	3.5	3.0	3.5	2.8	**	**	3.7	3.1
Zone 3-Toronto (North)	3.4	3.6	2.9	3.0	2.9	2.6	1.8	2.7	2.9	3.0
Zone 4-Toronto (West)	3.9	3.6	2.9	2.7	2.3	2.9	**	0.7	2.9	2.9
Toronto-Former City (Zones 1-4)	**2.9**	**3.7**	**2.8**	**3.2**	**2.4**	**2.7**	**1.7**	**2.3**	**2.7**	**3.1**
Zone 5-Etobicoke (South)	3.6	**	4.3	3.3	3.4	2.3	**	**	3.7	3.0
Zone 6-Etobicoke (Central)	1.4	5.9	4.0	4.4	3.8	2.9	3.7	2.5	3.8	3.4
Zone 7-Etobicoke (North)	**	0.0	3.5	2.4	2.1	1.6	2.8	1.1	2.6	1.6
Etobicoke (Zones 5-7)	**3.2**	**5.0**	**4.1**	**3.7**	**3.4**	**2.5**	**3.2**	**2.2**	**3.6**	**2.9**
Zone 8-York	4.5	4.4	4.4	3.6	3.5	2.2	5.4	2.7	4.1	3.1
Zone 9-East York	2.5	2.6	2.8	3.3	2.6	3.3	3.7	1.5	2.8	3.2
Zone 10-Scarborough (Central)	3.9	3.0	2.9	2.7	2.3	2.3	1.3	1.1	2.5	2.4
Zone 11-Scarborough (North)	2.2	2.3	3.8	3.4	3.2	3.9	4.2	3.0	3.5	3.6
Zone 12-Scarborough (East)	5.1	5.9	3.8	3.4	2.4	3.5	1.2	3.2	2.6	3.4
Scarborough (Zones 10-12)	**3.7**	**3.2**	**3.2**	**3.0**	**2.5**	**3.0**	**1.8**	**2.3**	**2.7**	**2.9**
Zone 13-North York (Southeast)	2.9	2.3	3.0	3.0	3.0	2.5	3.8	2.4	3.1	2.7
Zone 14-North York (Northeast)	6.6	**	3.0	3.3	2.5	2.3	1.6	2.7	2.6	2.7
Zone 15-North York (Southwest)	4.9	5.4	2.4	4.2	2.5	2.8	1.4	1.7	2.4	3.3
Zone 16-North York (N.Central)	5.3	**	2.3	1.9	2.8	2.4	2.8	1.6	2.7	2.2
Zone 17-North York (Northwest)	4.7	5.4	3.9	4.0	2.7	3.0	3.3	3.4	3.3	3.5
North York (Zones 13-17)	**4.9**	**4.9**	**3.0**	**3.3**	**2.8**	**2.6**	**2.7**	**2.5**	**2.9**	**2.9**
Toronto (Zones 1-17)	**3.2**	**3.8**	**3.2**	**3.3**	**2.8**	**2.7**	**2.7**	**2.3**	**3.0**	**3.0**
Zone 18-Mississauga (South)	**	4.3	3.6	4.0	3.2	2.9	2.4	2.5	3.3	3.3
Zone 19-Mississauga (Northwest)	4.3	**	4.1	2.5	2.9	2.2	0.7	2.3	3.0	2.3
Zone 20-Mississauga (Northeast)	3.9	2.7	3.0	3.9	3.8	5.5	3.4	5.8	3.5	4.9
Mississauga City (Zones 18-20)	**3.3**	**3.5**	**3.4**	**3.8**	**3.4**	**4.0**	**2.6**	**4.0**	**3.3**	**3.9**
Zone 21-Brampton (West)	11.2	**	4.6	6.1	3.0	4.2	5.1	8.8	4.0	5.4
Zone 22-Brampton (East)	4.0	4.0	4.7	6.8	4.6	6.6	4.5	5.5	4.6	6.4
Brampton City (Zones 21-22)	**8.8**	**6.3**	**4.6**	**6.3**	**3.7**	**5.3**	**4.8**	**6.6**	**4.3**	**5.8**
Zone 23-Oakville	4.0	**	2.9	2.7	2.7	2.6	3.4	2.4	2.9	2.6
Zone 24-Caledon	**	**	**	**	2.2	**	**	**	1.2	**
Zone 25-R. Hill, Vaughan, King	3.9	**	3.6	1.4	3.8	3.1	5.4	4.5	3.9	3.2
Zone 26-Aurora, Newmkt, Whit-St.	0.0	**	2.7	3.2	3.3	1.7	0.0	4.0	2.8	2.8
Zone 27-Markham	**	9.4	1.6	1.7	3.3	1.5	**	2.5	2.6	1.7
York Region (Zones 25-27)	**2.5**	**	**2.6**	**2.1**	**3.5**	**2.1**	**3.2**	**3.7**	**3.1**	**2.6**
Zone 28-Pickering/Ajax/Uxbridge	25.0	**	4.6	7.6	4.2	2.9	2.7	3.2	3.8	3.6
Zone 29-Milton, Halton Hills	**	5.5	6.1	5.1	3.5	2.3	5.0	4.0	4.7	3.5
Zone 30-Orangeville	**	**	3.2	0.5	0.5	2.4	**	2.7	2.3	1.4
Zone 31-Bradford, W. Gwillimbury	0.0	0.0	1.6	3.9	1.8	6.5	3.8	4.0	1.8	5.2
Remaining CMA (Zones 18-31)	**5.0**	**5.5**	**3.6**	**4.0**	**3.4**	**3.8**	**3.1**	**4.3**	**3.5**	**4.0**

(continued)

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Durham Region	4.5 d	2.4 c	3.4 c	3.6 c	3.6 c	2.8 c	2.7 c	3.4 c	3.4 c	3.1 c
York Region	2.5 d	**	2.6 c	2.1 c	3.5 c	2.1 c	3.2 c	3.7 c	3.1 c	2.6 c
Peel Region	4.9 d	4.2 c	3.7 c	4.4 c	3.5 c	4.3 c	3.2 c	4.8 c	3.6 c	4.4 c
Halton Region	3.2 d	2.3 c	3.0 c	3.1 c	2.7 c	2.9 c	2.9 c	3.3 c	2.8 c	3.0 c
Toronto GTA	**3.2 d**	**3.8 c**	**3.2 c**	**3.4 c**	**2.9 c**	**2.9 c**	**2.8 c**	**2.8 c**	**3.1 c**	**3.2 c**
Toronto CMA	**3.2 d**	**3.9 c**	**3.2 c**	**3.4 c**	**2.9 c**	**2.9 c**	**2.8 c**	**2.7 c**	**3.0 c**	**3.2 c**

The following letter codes are used to indicate the reliability of the estimates:
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1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Oshawa (North)	**	4.1 c	1.6 c	2.6 c	2.2 c	2.4 c	0.4 c	1.2 c	2.0 c	2.4 c
Zone 2 - Oshawa (S./Central)	**	**	4.5 c	3.8 c	4.3 c	2.8 c	4.1 c	5.4 c	4.3 c	3.2 c
Oshawa City (Zones 1-2)	4.2 d	1.8 c	3.4 c	3.3 c	3.4 c	2.6 c	2.7 c	3.8 c	3.4 c	2.9 c
Zone 3 - Whitby	**	**	2.5 c	4.3 c	4.0 c	3.5 c	3.5 c	3.0 c	3.4 c	3.6 c
Zone 4 - Clarington	**	**	6.9 c	0.5 c	2.6 c	2.3 c	**	6.0 c	3.9 c	1.8 c
Oshawa CMA	**3.6 d**	**1.5 c**	**3.4 c**	**3.4 c**	**3.5 c**	**2.8 c**	**2.9 c**	**3.7 c**	**3.4 c**	**3.0 c**

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1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Toronto CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-11	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Zone 1-Toronto (Central)	4.8	3.5	5.1	4.1	3.7	**	**	**	5.1	3.5
Zone 2-Toronto (East)	3.0	2.8	++	4.0	1.4	3.8	3.0	++	++	4.0
Zone 3-Toronto (North)	3.1	5.6	3.9	3.8	3.8	3.7	4.1	5.5	3.6	4.2
Zone 4-Toronto (West)	3.1	3.2	4.7	3.0	4.6	3.6	++	++	4.3	3.1
Toronto-Former City (Zones 1-4)	**3.6**	**4.1**	**4.2**	**3.7**	**3.8**	**3.1**	**4.6**	**5.5**	**4.0**	**3.7**
Zone 5-Etobicoke (South)	1.9	3.7	2.0	3.5	1.7	2.3	3.1	**	1.8	2.9
Zone 6-Etobicoke (Central)	++	**	1.7	4.8	2.6	3.4	4.1	1.8	2.5	3.7
Zone 7-Etobicoke (North)	++	++	++	++	++	2.8	++	3.1	**	**
Etobicoke (Zones 5-7)	**++**	**5.0**	**1.3**	**3.4**	**1.6**	**2.9**	**3.1**	**2.6**	**1.6**	**3.1**
Zone 8-York	**	4.4	1.8	1.5	1.6	2.2	++	3.6	1.4	2.2
Zone 9-East York	4.6	++	2.9	2.7	2.5	2.4	3.0	**	2.7	2.8
Zone 10-Scarborough (Central)	3.7	2.7	2.0	2.1	2.1	2.2	2.6	**	2.2	2.1
Zone 11-Scarborough (North)	1.3	1.4	2.3	2.5	2.9	2.1	3.1	2.9	2.7	2.2
Zone 12-Scarborough (East)	++	2.7	2.4	2.0	2.9	2.2	3.7	2.3	2.8	2.1
Scarborough (Zones 10-12)	**2.7**	**2.5**	**2.2**	**2.2**	**2.5**	**2.2**	**3.1**	**2.2**	**2.5**	**2.1**
Zone 13-North York (Southeast)	1.3	5.8	1.6	4.1	1.6	3.8	1.3	5.0	0.8	3.8
Zone 14-North York (Northeast)	4.7	++	2.2	3.7	3.4	3.3	3.0	4.0	2.8	3.3
Zone 15-North York (Southwest)	**	3.8	2.8	2.8	2.2	3.6	3.2	**	2.4	2.9
Zone 16-North York (N.Central)	++	4.2	4.1	4.2	3.1	4.1	4.0	4.0	3.9	4.0
Zone 17-North York (Northwest)	2.4	2.2	2.9	2.4	3.2	2.2	3.3	2.4	3.1	2.4
North York (Zones 13-17)	**2.6**	**3.1**	**2.7**	**3.4**	**2.7**	**3.3**	**2.9**	**3.7**	**2.5**	**3.3**
Toronto (Zones 1-17)	**3.1**	**3.7**	**2.9**	**3.2**	**2.8**	**2.9**	**3.1**	**3.3**	**2.9**	**3.1**
Zone 18-Mississauga (South)	**	4.3	2.8	2.3	1.9	3.5	**	**	2.4	2.9
Zone 19-Mississauga (Northwest)	**	++	3.9	2.3	4.0	2.2	3.1	1.3	3.4	2.2
Zone 20-Mississauga (Northeast)	4.2	4.0	2.7	2.3	3.3	3.7	2.6	3.6	2.9	3.5
Mississauga City (Zones 18-20)	**3.4**	**3.7**	**2.9**	**2.3**	**2.7**	**3.4**	**2.6**	**3.2**	**2.7**	**3.1**
Zone 21-Brampton (West)	3.3	++	2.6	2.2	2.7	1.9	3.5	2.3	2.5	1.9
Zone 22-Brampton (East)	2.0	2.9	3.0	2.1	2.9	1.9	2.7	2.0	3.0	2.0
Brampton City (Zones 21-22)	**2.5**	**2.1**	**2.8**	**2.2**	**2.8**	**1.9**	**2.9**	**2.1**	**2.7**	**1.9**
Zone 23-Oakville	3.2	2.8	4.0	2.5	4.1	3.0	4.2	++	4.1	2.8
Zone 24-Caledon	**	-	**	-	**	-	**	-	**	-
Zone 25-R. Hill, Vaughan, King	++	4.2	++	3.4	**	3.0	++	3.8	2.0	3.1
Zone 26-Aurora, Newmkt, Whit-St.	++	**	2.9	4.3	3.0	3.3	3.4	4.0	3.0	3.4
Zone 27-Markham	**	**	1.6	2.4	2.2	2.9	++	4.1	1.8	2.8
York Region (Zones 25-27)	**++**	**7.9**	**1.7**	**3.4**	**2.9**	**3.1**	**1.7**	**4.0**	**2.3**	**3.2**

(continued)

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1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Toronto CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-11	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Zone 28-Pickering/Ajax/Uxbridge	**	**	4.0	3.0	3.8	++	4.4	7.5	3.5	2.7
Zone 29-Milton, Halton Hills	1.1	4.1	3.5	2.0	3.2	++	4.5	3.5	3.2	1.3
Zone 30-Orangeville	++	**	3.2	++	**	3.9	**	**	2.5	1.9
Zone 31-Bradford, W. Gwillimbury	++	11.5	3.2	0.9	2.3	++	3.0	1.4	2.6	0.8
Remaining CMA (Zones 18-31)	2.7	3.9	2.9	2.4	2.9	2.9	2.9	3.1	2.8	2.7
Durham Region	++	**	2.2	3.1	1.8	4.1	2.8	6.4	2.0	4.1
York Region	++	7.9	1.7	3.4	2.9	3.1	1.7	4.0	2.3	3.2
Peel Region	3.2	3.2	2.8	2.3	2.7	3.0	2.7	2.9	2.7	2.8
Halton Region	2.5	4.0	3.7	3.2	3.8	3.1	2.8	3.0	3.6	3.1
Toronto GTA	**3.0**	**3.7**	**2.9**	**3.1**	**2.8**	**3.0**	**3.0**	**3.4**	**2.8**	**3.1**
Toronto CMA	**3.1**	**3.7**	**2.9**	**3.0**	**2.8**	**2.9**	**3.0**	**3.3**	**2.9**	**3.1**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Oshawa CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Zone 1 - Oshawa (North)	**	++	2.1	5.7	1.2	7.5	2.6	9.8	1.7	7.0
Zone 2 - Oshawa (S./Central)	++	**	1.5	**	1.7	4.3	1.6	5.7	1.6	4.0
Oshawa City (Zones 1-2)	++	**	1.7	3.4	1.5	5.6	2.1	7.4	1.6	5.2
Zone 3 - Whitby	4.0	**	3.0	2.1	1.7	2.2	2.1	2.1	1.8	2.0
Zone 4 - Clarington	**	**	2.8	2.7	1.5	++	**	++	2.1	2.2
Oshawa CMA	**++**	****	**2.1**	**3.0**	**1.5**	**4.6**	**2.1**	**6.1**	**1.7**	**4.4**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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- No units exist in the universe for this category n/a: Not applicable

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1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Toronto CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Toronto-Former City (Zones 1-4)										
Pre 1940	1.9	2.2	1.7	1.8	1.3	1.8	0.3	0.8	1.6	1.8
1940 - 1959	1.2	2.5	1.1	1.5	2.9	1.6	0.4	1.6	1.5	1.7
1960 - 1974	1.0	1.4	1.3	1.5	1.1	0.9	0.9	1.4	1.2	1.3
1975 - 1989	0.2	0.7	0.2	1.2	0.1	0.8	0.0	1.5	0.2	0.9
1990+	0.4	0.6	0.8	2.3	0.4	0.6	**	**	0.6	1.4
Total	1.1	1.6	1.2	1.5	1.3	1.3	0.5	1.3	1.2	1.5
Toronto (Zones 1-17)										
Pre 1940	1.8	2.0	1.6	1.6	1.3	1.8	0.3	0.8	1.5	1.7
1940 - 1959	1.7	2.5	2.3	1.8	2.5	1.7	1.6	0.9	2.3	1.8
1960 - 1974	1.4	1.7	1.7	1.6	1.5	1.2	1.7	1.2	1.6	1.4
1975 - 1989	1.0	0.9	1.1	1.2	1.6	1.7	2.1	1.7	1.4	1.4
1990+	0.3	**	0.8	5.1	1.2	2.5	**	0.4	1.1	3.7
Total	1.5	1.9	1.8	1.7	1.7	1.4	1.7	1.3	1.7	1.6
Remaining CMA (Zones 18-31)										
Pre 1940	**	**	8.5	3.6	3.8	5.8	**	**	8.4	4.8
1940 - 1959	**	**	3.4	5.5	2.6	2.7	4.3	**	3.1	3.9
1960 - 1974	2.2	3.1	1.7	2.0	1.6	1.4	1.6	1.9	1.7	1.7
1975 - 1989	1.7	2.3	1.6	2.1	1.6	2.5	1.5	2.2	1.6	2.4
1990+	-	-	2.9	1.9	3.3	1.3	0.8	8.1	2.8	2.4
Total	3.7	3.8	1.9	2.2	1.7	1.9	1.6	2.2	1.8	2.1
Durham Region										
Pre 1940	**	**	4.7	3.6	4.5	**	**	**	5.1	3.2
1940 - 1959	0.0	0.0	**	**	3.1	1.9	**	**	3.3	3.4
1960 - 1974	**	2.6	2.4	2.0	2.1	2.2	2.5	2.8	2.2	2.2
1975 - 1989	0.0	0.0	1.0	2.0	1.8	1.2	0.7	0.5	1.3	1.2
1990+	**	-	**	**	3.6	1.2	**	**	4.1	1.7
Total	**	2.0	2.4	2.5	2.2	1.8	1.4	1.6	2.1	2.0
York Region										
Pre 1940	**	**	**	0.0	**	**	**	**	4.6	**
1940 - 1959	**	**	**	0.0	**	0.0	**	**	**	0.0
1960 - 1974	**	12.4	2.0	1.5	1.8	0.9	**	2.4	1.9	1.5
1975 - 1989	**	**	0.0	2.3	0.9	0.6	0.0	0.0	0.5	1.0
1990+	-	-	**	**	**	**	**	**	**	**
Total	**	**	1.8	1.5	1.6	1.0	0.5	2.1	1.6	1.6

(continued)

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1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Toronto CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Peel Region										
Pre 1940	**	0.0	**	**	0.0	**	-	-	**	**
1940 - 1959	**	**	3.7	**	2.9	4.2	**	**	3.3	**
1960 - 1974	2.5	2.1	1.8	2.2	1.7	1.6	1.8	2.1	1.8	1.9
1975 - 1989	2.6	3.8	1.7	2.2	1.7	2.9	1.7	3.2	1.7	2.8
1990+	-	-	3.0	**	4.4	1.8	**	**	3.2	3.0
Total	4.0	3.2	1.9	2.4	1.8	2.2	1.7	2.8	1.9	2.3
Halton Region										
Pre 1940	**	**	**	**	**	0.0	**	**	**	**
1940 - 1959	**	**	2.2	**	1.4	2.1	**	**	1.9	2.5
1960 - 1974	0.6	0.6	0.9	1.9	1.2	1.8	1.3	**	1.1	1.9
1975 - 1989	**	0.0	0.8	1.0	0.8	1.7	**	1.3	1.0	1.4
1990+	-	-	2.5	1.3	0.8	0.1	0.0	0.0	1.1	0.3
Total	1.3	0.4	1.4	1.7	1.2	1.6	1.8	1.9	1.3	1.6
Toronto GTA										
Pre 1940	2.1	2.2	1.9	1.7	1.5	1.9	0.7	0.8	1.8	1.8
1940 - 1959	1.7	2.5	2.4	1.9	2.5	1.8	1.6	0.8	2.3	1.9
1960 - 1974	1.5	1.8	1.7	1.6	1.5	1.3	1.7	1.4	1.6	1.5
1975 - 1989	1.0	0.9	1.2	1.5	1.6	2.1	1.7	1.9	1.4	1.8
1990+	0.3	**	1.4	4.4	1.4	1.9	**	3.1	1.4	3.0
Total	1.5	1.9	1.8	1.8	1.7	1.5	1.7	1.5	1.7	1.7
Toronto CMA										
Pre 1940	2.2	2.2	1.8	1.7	1.4	1.9	0.7	0.8	1.7	1.8
1940 - 1959	1.7	2.5	2.4	1.9	2.5	1.8	1.6	0.9	2.3	1.9
1960 - 1974	1.5	1.8	1.7	1.6	1.5	1.2	1.7	1.3	1.6	1.4
1975 - 1989	1.0	1.0	1.3	1.5	1.6	2.1	1.8	2.0	1.5	1.8
1990+	0.3	**	1.1	4.7	1.5	2.4	**	3.0	1.4	3.5
Total	1.6	2.0	1.8	1.8	1.7	1.5	1.7	1.4	1.7	1.6

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Oshawa CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Oshawa CMA										
Pre 1960	**	**	4.4	6.0	3.7	2.6	**	**	3.9	3.9
1960 - 1974	**	1.5	2.3	2.0	2.1	2.3	2.7	3.4	2.2	2.3
1975 - 1989	0.0	0.0	1.0	1.8	1.5	1.1	0.6	1.2	1.2	1.3
1990+	**	-	**	**	3.8	1.2	**	**	4.4	1.7
Total	1.2	1.1	2.3	2.4	2.1	1.9	1.8	2.8	2.1	2.1

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Toronto CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Toronto-Former City (Zones 1-4)										
Pre 1940	768	788	1,027	1,034	1,466	1,487	**	**	1,167	1,182
1940 - 1959	826	838	1,025	1,063	1,284	1,345	1,880	1,959	1,078	1,118
1960 - 1974	906	950	1,161	1,191	1,507	1,540	2,474	2,725	1,235	1,267
1975 - 1989	962	978	1,270	1,299	1,604	1,628	1,926	1,946	1,282	1,285
1990+	1,102	1,208	1,503	1,611	1,854	2,015	**	**	1,612	1,766
Total	872	907	1,132	1,157	1,490	1,521	2,329	2,445	1,210	1,237
Toronto (Zones 1-17)										
Pre 1940	766	785	1,006	1,017	1,404	1,429	**	**	1,136	1,155
1940 - 1959	775	792	919	943	1,069	1,107	1,348	1,365	974	1,001
1960 - 1974	874	924	1,020	1,050	1,181	1,215	1,414	1,479	1,116	1,153
1975 - 1989	927	929	1,093	1,093	1,272	1,260	1,345	1,334	1,174	1,168
1990+	1,075	1,165	1,423	1,465	1,642	1,691	1,733	1,786	1,512	1,567
Total	840	876	1,010	1,035	1,194	1,225	1,443	1,488	1,103	1,134
Remaining CMA (Zones 18-31)										
Pre 1940	691	699	837	829	963	964	1,134	1,188	861	855
1940 - 1959	685	711	828	830	962	988	1,095	1,258	898	937
1960 - 1974	777	808	954	977	1,097	1,127	1,261	1,266	1,046	1,074
1975 - 1989	854	893	1,084	1,105	1,216	1,243	1,316	1,368	1,189	1,217
1990+	-	-	1,041	1,039	1,166	1,169	**	**	1,151	1,150
Total	775	801	989	1,009	1,141	1,165	1,291	1,317	1,095	1,119
Durham Region										
Pre 1940	619	610	689	696	875	835	**	**	750	738
1940 - 1959	**	687	757	785	870	983	**	**	832	921
1960 - 1974	665	709	844	887	944	994	1,035	1,135	916	974
1975 - 1989	750	766	901	926	986	1,020	1,177	1,232	1,004	1,032
1990+	**	-	819	866	962	1,004	1,063	1,054	929	975
Total	685	714	843	872	954	997	1,127	1,189	939	980
York Region										
Pre 1940	611	666	810	797	966	954	**	**	863	860
1940 - 1959	605	**	848	850	1,001	987	**	**	918	937
1960 - 1974	769	828	983	1,021	1,122	1,160	1,291	1,295	1,056	1,100
1975 - 1989	**	**	1,004	1,035	1,164	1,194	1,315	1,414	1,130	1,168
1990+	-	-	**	**	**	1,271	**	**	**	1,252
Total	762	828	977	1,011	1,130	1,163	1,299	1,339	1,067	1,106

(continued)

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Toronto CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Peel Region										
Pre 1940	620	601	794	800	844	864	-	-	744	761
1940 - 1959	670	663	815	827	952	951	**	**	873	897
1960 - 1974	766	792	940	958	1,076	1,105	1,241	1,247	1,030	1,056
1975 - 1989	859	900	1,098	1,119	1,228	1,255	1,358	1,388	1,198	1,226
1990+	-	-	1,047	**	1,233	1,244	**	**	1,182	1,190
Total	767	787	991	1,010	1,140	1,164	1,296	1,312	1,094	1,118
Halton Region										
Pre 1940	728	715	1,084	1,065	1,037	1,088	**	**	1,036	1,026
1940 - 1959	739	**	864	883	977	1,003	**	**	939	976
1960 - 1974	840	875	997	1,022	1,143	1,165	1,345	1,362	1,106	1,125
1975 - 1989	**	975	1,090	1,087	1,285	1,303	1,410	1,487	1,230	1,240
1990+	-	-	**	**	**	**	**	**	**	**
Total	859	878	1,007	1,034	1,155	1,183	1,353	1,396	1,116	1,142
Toronto GTA										
Pre 1940	761	779	994	1,005	1,372	1,397	**	**	1,119	1,137
1940 - 1959	774	792	916	940	1,062	1,098	1,341	1,362	970	997
1960 - 1974	863	913	1,006	1,035	1,154	1,187	1,380	1,434	1,099	1,134
1975 - 1989	919	923	1,078	1,087	1,219	1,232	1,320	1,343	1,164	1,176
1990+	1,075	1,165	1,353	1,400	1,532	1,582	1,595	1,628	1,435	1,489
Total	836	871	1,003	1,028	1,170	1,200	1,399	1,442	1,095	1,126
Toronto CMA										
Pre 1940	763	781	1,000	1,011	1,384	1,410	**	**	1,126	1,145
1940 - 1959	775	792	917	941	1,066	1,102	1,341	1,361	972	999
1960 - 1974	866	915	1,010	1,039	1,165	1,199	1,393	1,447	1,105	1,140
1975 - 1989	923	927	1,089	1,097	1,243	1,251	1,332	1,349	1,180	1,188
1990+	1,075	1,165	1,374	1,413	1,579	1,626	1,636	1,673	1,465	1,514
Total	837	873	1,007	1,032	1,183	1,213	1,413	1,454	1,102	1,131

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

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- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Oshawa CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Oshawa CMA										
Pre 1960	613	642	706	728	881	925	**	**	789	828
1960 - 1974	658	705	842	886	939	986	1,023	1,110	910	963
1975 - 1989	750	767	893	921	954	1,006	1,105	1,169	942	985
1990+	**	-	798	841	950	992	1,063	1,054	917	962
Total	684	713	839	874	939	985	1,053	1,126	909	955

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Toronto CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Toronto-Former City (Zones 1-4)										
3 to 5 Units	**	**	**	**	**	**	**	**	**	2.0
6 to 19 Units	**	**	1.2	2.1	1.2	1.8	**	**	1.2	2.0
20 to 49 Units	1.5	1.8	1.5	1.7	0.5	1.4	1.0	1.9	1.3	1.7
50 to 99 Units	1.1	1.2	0.9	1.2	0.6	1.2	0.3	**	0.9	1.2
100 to 199 Units	0.8	2.2	1.3	2.6	1.0	0.9	1.2	2.9	1.2	2.2
200+ Units	0.6	1.0	1.1	1.0	1.1	1.0	0.8	2.0	1.0	1.0
Total	1.1	1.6	1.2	1.5	1.3	1.3	0.5	1.3	1.2	1.5
Toronto (Zones 1-17)										
3 to 5 Units	**	**	**	**	3.7	1.7	**	0.5	3.1	2.1
6 to 19 Units	2.4	**	3.2	3.0	2.2	1.7	**	0.4	2.6	2.3
20 to 49 Units	1.6	1.8	2.4	1.7	2.2	1.2	1.1	2.0	2.2	1.6
50 to 99 Units	1.7	1.7	1.4	1.5	1.4	1.5	1.0	1.1	1.4	1.5
100 to 199 Units	1.4	1.9	1.7	1.6	1.5	1.2	1.7	1.3	1.6	1.4
200+ Units	0.9	1.3	1.4	1.6	1.4	1.5	2.0	1.4	1.4	1.5
Total	1.5	1.9	1.8	1.7	1.7	1.4	1.7	1.3	1.7	1.6
Remaining CMA (Zones 18-31)										
3 to 5 Units	**	0.0	5.7	5.0	2.6	4.5	**	**	4.7	4.7
6 to 19 Units	**	**	4.0	6.6	2.6	1.9	**	**	3.6	4.5
20 to 49 Units	2.7	**	1.9	1.8	2.0	1.6	**	3.9	1.9	2.1
50 to 99 Units	2.2	1.7	1.3	1.9	1.6	1.4	0.8	1.1	1.4	1.5
100 to 199 Units	2.5	1.4	2.3	1.7	1.6	1.9	1.4	1.5	1.8	1.8
200+ Units	4.6	2.4	1.1	2.1	1.6	2.2	2.2	3.5	1.5	2.3
Total	3.7	3.8	1.9	2.2	1.7	1.9	1.6	2.2	1.8	2.1
Durham Region										
3 to 5 Units	**	0.0	**	5.7	5.0	**	**	**	4.8	3.9
6 to 19 Units	**	4.0	5.5	4.7	3.8	3.0	**	0.0	4.3	3.5
20 to 49 Units	**	2.2	2.8	2.0	1.6	1.0	0.0	0.0	2.1	1.4
50 to 99 Units	**	0.0	0.6	2.1	1.2	2.1	0.0	1.1	0.7	1.8
100 to 199 Units	**	3.3	0.7	0.8	1.1	1.2	1.8	2.0	1.1	1.2
200+ Units	-	-	**	**	2.5	1.5	3.0	0.5	2.6	1.3
Total	**	2.0	2.4	2.5	2.2	1.8	1.4	1.6	2.1	2.0
York Region										
3 to 5 Units	**	**	**	0.0	**	0.0	0.0	**	**	**
6 to 19 Units	0.0	**	3.8	4.8	2.9	2.8	**	**	3.0	5.2
20 to 49 Units	**	**	2.5	1.3	1.9	2.6	**	**	2.1	2.9
50 to 99 Units	**	**	0.6	0.9	1.3	0.3	0.0	**	0.9	0.6
100 to 199 Units	**	**	1.4	1.2	0.7	0.5	0.7	**	0.9	0.7
200+ Units	-	-	-	-	-	-	-	-	-	-
Total	**	**	1.8	1.5	1.6	1.0	0.5	2.1	1.6	1.6

(continued)

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- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Toronto CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Peel Region										
3 to 5 Units	**	0.0	**	**	0.0	**	**	**	4.7	5.5
6 to 19 Units	**	**	2.8	**	3.7	1.6	**	**	4.2	6.0
20 to 49 Units	**	**	1.4	2.6	1.5	1.7	**	4.1	1.4	2.5
50 to 99 Units	1.6	2.5	1.8	2.3	2.0	2.1	1.8	1.7	1.9	2.1
100 to 199 Units	2.9	**	2.5	1.8	1.9	2.3	1.7	1.9	2.1	2.1
200+ Units	5.2	3.1	1.1	2.1	1.5	2.2	1.9	4.0	1.4	2.3
Total	4.0	3.2	1.9	2.4	1.8	2.2	1.7	2.8	1.9	2.3
Halton Region										
3 to 5 Units	**	**	**	**	**	0.0	**	0.0	**	**
6 to 19 Units	**	0.0	5.7	**	1.4	1.2	**	0.0	2.8	1.2
20 to 49 Units	0.0	0.0	0.6	1.5	3.3	1.3	**	0.0	2.3	1.3
50 to 99 Units	1.1	1.1	0.7	2.0	0.7	1.1	0.4	2.4	0.7	1.5
100 to 199 Units	**	**	1.3	1.7	0.8	2.0	1.8	**	1.1	1.9
200+ Units	**	0.0	0.2	0.3	0.3	2.3	**	**	0.4	1.2
Total	1.3	0.4	1.4	1.7	1.2	1.6	1.8	1.9	1.3	1.6
Toronto GTA										
3 to 5 Units	**	**	**	2.2	3.8	1.7	**	1.6	3.4	2.3
6 to 19 Units	2.9	3.4	3.5	3.5	2.5	1.9	**	0.6	2.9	2.6
20 to 49 Units	1.7	2.0	2.3	1.7	2.1	1.3	1.1	2.6	2.1	1.7
50 to 99 Units	1.7	1.7	1.4	1.6	1.4	1.5	0.9	1.3	1.4	1.6
100 to 199 Units	1.5	1.9	1.8	1.6	1.5	1.4	1.7	1.5	1.6	1.5
200+ Units	0.9	1.3	1.4	1.6	1.4	1.6	2.0	1.6	1.4	1.6
Total	1.5	1.9	1.8	1.8	1.7	1.5	1.7	1.5	1.7	1.7
Toronto CMA										
3 to 5 Units	**	**	**	**	3.6	1.9	**	1.1	3.2	2.2
6 to 19 Units	3.0	3.5	3.3	3.5	2.3	1.7	**	0.6	2.7	2.5
20 to 49 Units	1.7	2.0	2.3	1.7	2.1	1.3	1.3	2.9	2.1	1.7
50 to 99 Units	1.7	1.7	1.4	1.6	1.4	1.5	0.9	1.1	1.4	1.5
100 to 199 Units	1.5	1.9	1.8	1.6	1.5	1.4	1.6	1.3	1.6	1.5
200+ Units	0.9	1.3	1.4	1.7	1.5	1.6	2.1	1.6	1.4	1.6
Total	1.6	2.0	1.8	1.8	1.7	1.5	1.7	1.4	1.7	1.6

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- No units exist in the universe for this category n/a: Not applicable

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1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Oshawa CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Oshawa CMA										
3 to 5 Units	**	0.0	**	**	5.9	**	**	**	5.2	4.2
6 to 19 Units	**	**	5.6	4.3	3.9	3.0	**	0.0	4.3	3.4
20 to 49 Units	0.0	0.0	2.3	2.1	1.6	1.1	0.0	0.0	1.8	1.4
50 to 99 Units	**	0.0	0.6	2.1	1.0	2.5	0.0	3.8	0.8	2.4
100+ Units	**	3.3	0.8	0.8	1.1	1.1	1.9	1.9	1.1	1.2
Total	1.2	1.1	2.3	2.4	2.1	1.9	1.8	2.8	2.1	2.1

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Toronto CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Toronto-Former City (Zones 1-4)										
3 to 5 Units	750	678	969	1,018	1,406	1,422	**	**	1,275	1,293
6 to 19 Units	707	707	995	973	1,327	1,385	**	1,750	1,103	1,137
20 to 49 Units	766	796	991	1,035	1,281	1,380	2,429	2,577	1,005	1,054
50 to 99 Units	835	881	1,088	1,113	1,381	1,447	2,298	2,215	1,128	1,162
100 to 199 Units	910	942	1,195	1,223	1,533	1,593	2,752	2,608	1,280	1,316
200+ Units	964	985	1,205	1,237	1,625	1,623	2,295	**	1,285	1,302
Total	872	907	1,132	1,157	1,490	1,521	2,329	2,445	1,210	1,237
Toronto (Zones 1-17)										
3 to 5 Units	718	656	948	987	1,261	1,289	**	**	1,192	1,211
6 to 19 Units	703	748	914	911	1,125	1,169	1,471	1,578	1,021	1,049
20 to 49 Units	744	773	906	937	1,082	1,136	1,720	1,748	951	986
50 to 99 Units	815	858	965	989	1,098	1,139	1,305	1,333	1,023	1,056
100 to 199 Units	865	890	1,018	1,051	1,175	1,203	1,359	1,386	1,120	1,150
200+ Units	937	962	1,086	1,113	1,287	1,308	1,471	1,535	1,182	1,212
Total	840	876	1,010	1,035	1,194	1,225	1,443	1,488	1,103	1,134
Remaining CMA (Zones 18-31)										
3 to 5 Units	640	633	805	782	982	939	1,117	1,098	917	897
6 to 19 Units	691	678	827	846	1,015	1,070	1,183	1,284	925	965
20 to 49 Units	778	812	921	945	1,056	1,053	1,290	1,203	1,012	1,022
50 to 99 Units	791	828	966	980	1,112	1,128	1,255	1,287	1,066	1,085
100 to 199 Units	806	839	1,018	1,039	1,167	1,204	1,279	1,316	1,123	1,155
200+ Units	796	814	1,062	1,082	1,193	1,218	1,381	1,441	1,164	1,190
Total	775	801	989	1,009	1,141	1,165	1,291	1,317	1,095	1,119
Durham Region										
3 to 5 Units	599	602	737	745	842	853	972	994	816	818
6 to 19 Units	629	634	757	770	900	923	1,062	**	845	874
20 to 49 Units	690	713	811	843	921	988	1,019	1,253	869	933
50 to 99 Units	794	799	892	919	1,026	1,060	1,186	1,216	1,029	1,062
100 to 199 Units	696	804	914	953	958	1,021	1,041	1,110	955	1,010
200+ Units	-	-	**	**	1,033	1,075	1,176	1,329	1,061	1,134
Total	685	714	843	872	954	997	1,127	1,189	939	980
York Region										
3 to 5 Units	582	**	802	782	1,004	999	1,158	1,177	938	949
6 to 19 Units	674	727	838	862	986	1,013	**	**	904	938
20 to 49 Units	779	859	902	945	1,050	1,095	1,218	1,306	990	1,040
50 to 99 Units	768	810	1,008	1,047	1,172	1,178	1,361	1,275	1,095	1,124
100 to 199 Units	**	**	1,058	1,084	1,198	1,266	1,320	1,433	1,158	1,212
200+ Units	-	-	-	-	-	-	-	-	-	-
Total	762	828	977	1,011	1,130	1,163	1,299	1,339	1,067	1,106

(continued)

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Toronto CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Peel Region										
3 to 5 Units	605	**	827	783	1,009	954	1,096	1,088	947	922
6 to 19 Units	648	571	811	812	1,003	1,024	1,177	**	908	922
20 to 49 Units	784	799	896	914	1,040	1,032	1,313	1,205	1,010	1,015
50 to 99 Units	775	816	941	947	1,069	1,080	1,218	1,254	1,025	1,039
100 to 199 Units	786	816	1,001	1,025	1,145	1,181	1,263	1,295	1,102	1,134
200+ Units	782	790	1,060	1,079	1,203	1,231	1,414	1,461	1,167	1,193
Total	767	787	991	1,010	1,140	1,164	1,296	1,312	1,094	1,118
Halton Region										
3 to 5 Units	**	**	**	1,019	1,043	1,010	**	1,099	1,050	1,025
6 to 19 Units	738	751	889	923	1,036	1,074	1,048	1,094	979	1,025
20 to 49 Units	845	885	988	1,030	1,072	1,108	1,133	1,119	1,040	1,078
50 to 99 Units	835	866	986	1,011	1,138	1,170	1,422	1,509	1,098	1,121
100 to 199 Units	868	897	1,031	1,061	1,185	1,224	1,321	1,400	1,147	1,186
200+ Units	**	977	1,052	1,055	1,318	1,278	**	1,692	1,237	1,196
Total	859	878	1,007	1,034	1,155	1,183	1,353	1,396	1,116	1,142
Toronto GTA										
3 to 5 Units	709	652	934	965	1,212	1,241	**	**	1,152	1,168
6 to 19 Units	698	736	890	893	1,077	1,112	1,420	1,521	990	1,019
20 to 49 Units	745	774	904	935	1,064	1,109	1,527	1,481	955	990
50 to 99 Units	812	854	963	986	1,095	1,129	1,277	1,306	1,030	1,061
100 to 199 Units	860	885	1,013	1,045	1,160	1,193	1,325	1,360	1,113	1,146
200+ Units	936	960	1,083	1,109	1,271	1,293	1,461	1,525	1,180	1,209
Total	836	871	1,003	1,028	1,170	1,200	1,399	1,442	1,095	1,126
Toronto CMA										
3 to 5 Units	714	654	936	972	1,243	1,266	**	**	1,172	1,189
6 to 19 Units	702	742	902	903	1,110	1,154	1,448	1,558	1,009	1,038
20 to 49 Units	746	775	908	938	1,077	1,118	1,549	1,495	959	991
50 to 99 Units	812	855	965	987	1,102	1,136	1,287	1,317	1,033	1,063
100 to 199 Units	860	886	1,018	1,049	1,173	1,203	1,342	1,371	1,121	1,152
200+ Units	935	960	1,084	1,110	1,271	1,294	1,460	1,525	1,180	1,209
Total	837	873	1,007	1,032	1,183	1,213	1,413	1,454	1,102	1,131

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

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** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Oshawa CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Oshawa CMA										
3 to 5 Units	610	602	730	746	858	860	972	991	824	823
6 to 19 Units	628	632	755	769	903	904	989	1,076	845	859
20 to 49 Units	683	708	803	839	916	1,001	1,019	1,253	864	939
50 to 99 Units	793	799	872	906	983	1,024	1,102	1,146	951	995
100+ Units	696	804	916	962	963	1,036	1,051	1,127	960	1,024
Total	684	713	839	874	939	985	1,053	1,126	909	955

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

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1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Toronto CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1-Toronto (Central)	**	**	**	4.9	0.8	1.1	0.6	1.0	1.4	4.4	0.7	1.2
Zone 2-Toronto (East)	**	**	2.2	0.5	1.3	1.4	3.2	2.6	**	**	0.3	0.5
Zone 3-Toronto (North)	**	**	4.0	3.6	1.5	1.9	0.7	1.0	0.9	1.1	0.9	0.9
Zone 4-Toronto (West)	**	**	0.5	0.7	1.5	2.0	1.0	1.6	1.9	2.3	1.8	0.9
Toronto-Former City (Zones 1-4)	**	2.0	1.2	2.0	1.3	1.7	0.9	1.2	1.2	2.2	1.0	1.0
Zone 5-Etobicoke (South)	**	**	**	**	2.4	1.4	1.5	2.3	1.3	1.3	-	-
Zone 6-Etobicoke (Central)	**	0.0	**	1.2	**	0.8	1.3	1.5	2.2	1.1	1.8	3.5
Zone 7-Etobicoke (North)	**	**	3.6	1.8	**	**	1.0	0.9	3.1	0.8	**	**
Etobicoke (Zones 5-7)	**	**	4.6	2.9	4.4	1.3	1.3	1.6	2.2	1.1	1.8	2.7
Zone 8-York	**	**	**	4.9	1.9	1.9	3.2	1.9	1.8	0.6	2.3	2.8
Zone 9-East York	**	0.0	3.0	1.5	1.7	1.0	1.9	1.8	1.1	0.8	1.8	2.7
Zone 10-Scarborough (Central)	**	**	1.5	1.7	2.3	1.3	1.6	1.1	1.3	1.3	1.4	1.2
Zone 11-Scarborough (North)	-	-	0.0	**	**	**	**	**	2.0	1.6	1.4	1.8
Zone 12-Scarborough (East)	**	**	**	**	**	**	1.1	3.1	1.4	1.4	1.5	1.8
Scarborough (Zones 10-12)	**	**	1.4	1.7	2.2	1.4	1.7	1.6	1.6	1.4	1.4	1.5
Zone 13-North York (Southeast)	**	**	2.1	**	**	1.7	1.4	1.5	2.5	0.5	1.5	0.8
Zone 14-North York (Northeast)	**	**	0.0	**	1.3	**	**	**	0.7	1.0	1.7	1.1
Zone 15-North York (Southwest)	0.0	0.0	2.5	0.7	1.6	2.1	1.6	2.1	1.9	1.9	1.6	**
Zone 16-North York (N.Central)	0.0	0.0	0.6	1.9	0.4	0.5	1.0	1.2	1.3	0.6	1.6	1.0
Zone 17-North York (Northwest)	**	**	4.2	3.4	3.4	2.4	1.5	1.5	2.0	2.1	2.0	1.9
North York (Zones 13-17)	0.0	0.6	2.5	1.7	2.1	1.8	1.4	1.6	1.6	1.2	1.7	1.2
Toronto (Zones 1-17)	3.1	2.1	2.6	2.3	2.2	1.6	1.4	1.5	1.6	1.4	1.4	1.5
Zone 18-Mississauga (South)	**	**	3.6	**	1.6	3.8	1.7	2.4	1.9	1.4	0.6	0.8
Zone 19-Mississauga (Northwest)	**	**	**	**	2.3	2.4	1.3	0.4	1.5	1.3	**	**
Zone 20-Mississauga (Northeast)	-	-	**	**	0.9	1.4	2.7	2.4	2.4	2.7	1.6	3.5
Mississauga City (Zones 18-20)	**	**	3.1	**	1.4	2.7	1.9	2.2	2.0	1.9	1.3	2.5
Zone 21-Brampton (West)	**	**	**	**	1.4	1.8	1.6	1.9	2.0	2.4	0.8	0.8
Zone 22-Brampton (East)	-	-	-	-	-	-	**	**	2.4	2.6	2.4	3.0
Brampton City (Zones 21-22)	**	**	**	**	1.4	1.8	1.5	1.9	2.3	2.5	1.7	2.0
Zone 23-Oakville	0.0	0.0	0.9	2.0	2.1	1.8	0.4	1.0	0.7	0.8	**	**
Zone 24-Caledon	-	-	**	**	**	**	-	-	-	-	-	-
Zone 25-R. Hill, Vaughan, King	**	**	**	**	3.6	4.4	0.4	0.2	**	**	-	-
Zone 26-Aurora, Newmkt, Whit-St.	**	0.0	2.0	6.3	1.0	2.0	0.6	0.3	**	**	-	-
Zone 27-Markham	-	-	**	**	**	**	**	1.4	1.4	0.7	-	-
York Region (Zones 25-27)	**	**	3.0	5.2	2.1	2.9	0.9	0.6	0.9	0.7	-	-
Zone 28-Pickering/Ajax/Uxbridge	**	**	**	**	**	1.4	0.5	0.3	-	-	**	**
Zone 29-Milton, Halton Hills	**	**	**	**	3.5	**	0.6	1.4	**	**	-	-
Zone 30-Orangeville	**	**	**	0.0	1.7	0.0	**	**	-	-	-	-
Zone 31-Bradford, W. Gwillimbury	0.0	**	**	**	2.6	2.2	**	**	**	**	-	-
Remaining CMA (Zones 18-31)	4.7	4.7	3.6	4.5	1.9	2.1	1.4	1.5	1.8	1.8	1.5	2.3

(continued)

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** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Toronto CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Durham Region	4.8 c	3.9 c	4.3 c	3.5 c	2.1 c	1.4 c	0.7 c	1.8 c	-	-	**	**
York Region	**	**	3.0 c	5.2 c	2.1 c	2.9 c	0.9 c	0.6 c	0.9 c	0.7 c	-	-
Peel Region	4.7 c	5.5 c	4.2 c	6.0 c	1.4 c	2.5 c	1.9 c	2.1 c	2.1 c	2.1 c	1.4 c	2.3 c
Halton Region	**	**	2.8 c	1.2 c	2.3 c	1.3 c	0.7 c	1.5 c	1.1 c	1.9 c	0.4 c	1.2 c
Toronto GTA	**3.4 c**	**2.3 c**	**2.9 c**	**2.6 c**	**2.1 c**	**1.7 c**	**1.4 c**	**1.6 c**	**1.6 c**	**1.5 c**	**1.4 c**	**1.6 c**
Toronto CMA	**3.2 c**	**2.2 c**	**2.7 c**	**2.5 c**	**2.1 c**	**1.7 c**	**1.4 c**	**1.5 c**	**1.6 c**	**1.5 c**	**1.4 c**	**1.6 c**

The following letter codes are used to indicate the reliability of the estimates:
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- No units exist in the universe for this category n/a: Not applicable

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1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Oshawa CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Oshawa (North)	4.7 c	5.1 c	3.1 c	4.1 c	2.2 c	3.2 c	1.1 c	0.4 c	0.6 c	0.6 c
Zone 2 - Oshawa (S./Central)	5.0 c	3.6 c	5.8 c	3.9 c	2.2 c	1.1 c	1.0 c	3.9 c	3.0 c	1.8 c
Oshawa City (Zones 1-2)	4.9 c	4.0 c	5.3 c	4.0 c	2.2 c	1.5 c	1.1 c	2.4 c	1.5 c	1.0 c
Zone 3 - Whitby	**	**	1.1 c	2.1 c	0.0 c	1.4 c	**	**	0.1 c	1.4 c
Zone 4 - Clarington	0.0 c	**	5.0 c	**	**	**	**	**	**	**
Oshawa CMA	**5.2 c**	**4.2 c**	**4.3 c**	**3.4 c**	**1.8 b**	**1.4 a**	**0.8 a**	**2.4 b**	**1.1 a**	**1.2 a**

The following letter codes are used to indicate the reliability of the estimates:
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- No units exist in the universe for this category n/a: Not applicable

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1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Toronto CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Toronto-Former City (Zones 1-4)										
LT $800	1.9	4.7	**	2.3	**	0.0	**	**	2.3	3.9
$800 - $899	0.7	1.2	0.7	1.6	0.3	0.6	**	**	0.7	1.4
$900 - $999	0.7	0.7	0.6	0.9	0.1	1.2	**	**	0.6	0.9
$1000 - $1099	1.2	0.9	0.9	1.1	**	0.9	**	**	1.3	1.0
$1100 - $1199	0.2	2.2	0.8	1.0	0.5	**	**	**	0.7	1.3
$1200+	0.6	3.0	1.4	1.8	0.9	1.9	0.6	1.2	1.1	1.8
Total	1.1	1.6	1.2	1.5	1.3	1.3	0.5	1.3	1.2	1.5
Toronto (Zones 1-17)										
LT $800	1.9	4.3	3.8	2.4	**	0.8	0.8	0.0	2.8	3.2
$800 - $899	1.4	1.4	1.9	1.7	1.9	2.4	0.0	0.0	1.8	1.7
$900 - $999	0.9	0.8	1.2	1.3	1.8	1.3	0.2	0.8	1.4	1.3
$1000 - $1099	1.1	1.0	0.9	1.1	1.2	1.2	1.0	0.5	1.1	1.1
$1100 - $1199	1.0	2.0	1.0	1.2	1.1	1.2	1.4	1.0	1.1	1.2
$1200+	0.6	3.9	1.7	2.3	1.6	1.8	1.9	1.3	1.7	1.9
Total	1.5	1.9	1.8	1.7	1.7	1.4	1.7	1.3	1.7	1.6
Remaining CMA (Zones 18-31)										
LT $800	4.3	6.8	4.9	5.1	**	3.5	**	**	4.5	5.5
$800 - $899	2.5	0.8	2.1	2.8	2.6	1.4	**	**	2.2	2.3
$900 - $999	0.0	**	1.2	2.0	1.0	1.7	**	0.0	1.1	1.9
$1000 - $1099	**	**	1.3	1.0	1.0	1.2	2.4	**	1.1	1.2
$1100 - $1199	**	**	1.6	2.4	1.3	1.9	2.7	1.9	1.5	2.1
$1200+	**	**	3.1	1.4	1.7	1.4	1.2	1.8	1.7	1.5
Total	3.7	3.8	1.9	2.2	1.7	1.9	1.6	2.2	1.8	2.1
Durham Region										
LT $800	**	**	**	3.6	5.9	2.8	**	**	3.3	3.1
$800 - $899	**	4.4	3.2	2.9	**	3.4	7.4	**	3.1	3.3
$900 - $999	**	**	1.4	1.7	1.5	2.0	**	4.6	1.5	2.0
$1000 - $1099	**	**	0.7	1.0	1.5	0.8	0.6	**	1.3	1.5
$1100 - $1199	**	**	**	1.9	0.2	1.1	1.5	0.0	0.9	1.0
$1200+	**	**	**	**	1.8	0.8	0.2	0.3	0.7	0.5
Total	**	2.0	2.4	2.5	2.2	1.8	1.4	1.6	2.1	2.0
York Region										
LT $800	0.0	**	**	**	**	**	**	**	**	**
$800 - $899	**	0.0	3.6	3.4	0.0	0.0	**	**	1.5	1.7
$900 - $999	**	**	1.2	0.8	2.1	2.0	**	**	1.4	1.5
$1000 - $1099	**	**	1.7	0.9	1.3	1.5	**	**	1.4	1.4
$1100 - $1199	**	**	0.0	2.6	2.0	1.3	**	**	1.7	1.8
$1200+	**	**	0.9	**	1.4	0.8	0.7	3.1	1.2	1.0
Total	**	**	1.8	1.5	1.6	1.0	0.5	2.1	1.6	1.6

(continued)

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1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Toronto CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Peel Region										
LT $800	5.3	5.4	3.8	**	**	3.0	**	**	4.4	6.2
$800 - $899	0.9	0.5	1.8	2.9	2.3	1.5	**	**	1.8	2.5
$900 - $999	**	**	1.1	2.2	1.0	1.5	**	**	1.1	2.0
$1000 - $1099	**	**	1.3	1.2	0.9	1.3	2.7	**	1.1	1.3
$1100 - $1199	**	**	2.0	2.1	1.2	2.2	3.3	2.2	1.6	2.1
$1200+	**	**	4.5	1.7	1.9	1.4	1.3	2.2	2.0	1.6
Total	4.0	3.2	1.9	2.4	1.8	2.2	1.7	2.8	1.9	2.3
Halton Region										
LT $800	**	0.0	**	**	0.0	0.0	**	**	**	**
$800 - $899	0.0	0.0	0.6	**	**	0.5	**	**	**	0.9
$900 - $999	0.9	2.3	1.2	0.9	0.3	0.0	**	**	0.7	0.6
$1000 - $1099	**	**	1.2	2.0	1.0	0.5	**	0.0	1.2	1.1
$1100 - $1199	**	**	1.5	2.9	0.4	4.1	1.3	2.0	0.8	3.5
$1200+	**	**	1.2	1.9	1.9	2.2	2.0	2.6	1.9	2.3
Total	1.3	0.4	1.4	1.7	1.2	1.6	1.8	1.9	1.3	1.6
Toronto GTA										
LT $800	2.0	4.3	3.8	2.8	3.4	1.3	0.7	0.0	3.0	3.4
$800 - $899	1.4	1.4	1.9	1.8	2.0	2.5	3.4	0.0	1.9	1.8
$900 - $999	0.9	0.9	1.2	1.4	1.6	1.4	0.6	1.5	1.4	1.4
$1000 - $1099	1.1	1.1	1.0	1.1	1.2	1.1	1.2	1.5	1.1	1.1
$1100 - $1199	1.0	2.0	1.1	1.4	1.1	1.6	1.7	1.2	1.2	1.5
$1200+	0.6	3.9	1.8	2.3	1.7	1.7	1.8	1.5	1.7	1.8
Total	1.5	1.9	1.8	1.8	1.7	1.5	1.7	1.5	1.7	1.7
Toronto CMA										
LT $800	2.0	4.4	3.9	2.7	**	1.2	0.7	0.0	2.9	3.4
$800 - $899	1.4	1.4	1.9	1.8	2.0	2.2	0.0	1.1	1.8	1.8
$900 - $999	0.9	0.9	1.2	1.5	1.7	1.4	0.4	0.8	1.4	1.4
$1000 - $1099	1.1	1.1	1.0	1.1	1.2	1.2	1.2	0.8	1.1	1.1
$1100 - $1199	1.0	2.0	1.1	1.4	1.1	1.4	1.7	1.2	1.2	1.4
$1200+	0.6	3.9	1.8	2.3	1.6	1.7	1.8	1.4	1.7	1.8
Total	1.6	2.0	1.8	1.8	1.7	1.5	1.7	1.4	1.7	1.6

[1]Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Oshawa CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Oshawa CMA										
LT $700	**	**	5.1	5.4	**	0.0	**	**	3.4	3.4
$700 - $799	0.0	0.0	2.1	3.2	**	**	**	**	3.4	3.0
$800 - $899	**	**	2.9	2.7	2.6	3.6	7.5	**	2.9	3.3
$900 - $999	**	**	1.3	1.5	1.5	2.1	**	**	1.5	2.0
$1000 - $1099	**	**	0.8	1.1	0.9	0.7	0.6	4.8	0.8	1.6
$1100+	**	**	**	0.9	0.2	1.0	0.4	0.6	0.3	0.9
Total	1.2	1.1	2.3	2.4	2.1	1.9	1.8	2.8	2.1	2.1

[1] Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1-Toronto (Central)	-	-	**	**	**	**	**	**	**	**
Zone 2-Toronto (East)	-	-	-	-	**	**	-	**	**	**
Zone 3-Toronto (North)	-	-	-	-	**	**	**	**	**	**
Zone 4-Toronto (West)	-	-	**	**	-	-	1.3	**	**	**
Toronto-Former City (Zones 1-4)	-	-	**	**	**	**	0.7	2.6	0.6	**
Zone 5-Etobicoke (South)	-	-	-	-	-	-	-	-	-	-
Zone 6-Etobicoke (Central)	-	-	-	-	1.7	0.7	3.0	2.4	2.7	1.9
Zone 7-Etobicoke (North)	-	-	-	-	2.1	**	1.7	2.8	1.8	2.4
Etobicoke (Zones 5-7)	-	-	-	-	2.0	1.1	2.3	2.6	2.2	2.2
Zone 8-York	-	-	-	-	**	**	**	**	**	**
Zone 9-East York	**	**	**	**	**	**	1.0	**	0.9	**
Zone 10-Scarborough (Central)	-	-	-	-	**	1.8	**	**	4.9	**
Zone 11-Scarborough (North)	-	-	-	-	**	**	2.1	3.6	2.2	3.2
Zone 12-Scarborough (East)	-	-	-	-	-	-	**	**	**	**
Scarborough (Zones 10-12)	-	-	-	-	4.8	1.1	2.4	5.6	3.0	4.5
Zone 13-North York (Southeast)	-	-	-	-	3.5	**	1.1	**	1.4	**
Zone 14-North York (Northeast)	-	-	-	-	3.1	**	**	**	**	0.6
Zone 15-North York (Southwest)	-	-	-	-	-	-	**	**	**	**
Zone 16-North York (N.Central)	-	-	-	-	**	**	**	**	**	**
Zone 17-North York (Northwest)	-	-	-	-	2.3	7.1	0.8	3.5	0.9	4.0
North York (Zones 13-17)	-	-	-	-	2.8	**	2.4	5.0	2.5	4.5
Toronto (Zones 1-17)	**	**	**	**	2.7	1.4	2.3	4.2	2.4	3.6
Zone 18-Mississauga (South)	-	-	**	**	**	1.0	0.8	2.2	0.6	1.6
Zone 19-Mississauga (Northwest)	-	-	-	-	**	**	0.2	3.3	0.4	3.1
Zone 20-Mississauga (Northeast)	-	-	**	**	**	**	1.1	1.1	1.1	1.0
Mississauga City (Zones 18-20)	-	-	0.0	0.0	**	0.4	0.8	1.8	0.9	1.6
Zone 21-Brampton (West)	-	-	**	**	**	**	**	**	**	**
Zone 22-Brampton (East)	-	-	-	-	**	**	**	**	**	**
Brampton City (Zones 21-22)	-	-	**	**	**	**	5.9	**	**	**
Zone 23-Oakville	-	-	-	-	**	**	**	**	**	**
Zone 24-Caledon	-	-	-	-	-	-	-	-	-	-
Zone 25-R. Hill, Vaughan, King	-	-	-	-	-	-	-	-	-	-
Zone 26-Aurora, Newmkt, Whit-St.	-	-	**	**	**	**	**	**	**	**
Zone 27-Markham	-	-	-	-	-	-	**	**	**	**
York Region (Zones 25-27)	-	-	**	**	**	**	2.2	**	1.7	**
Zone 28-Pickering/Ajax/Uxbridge	-	-	-	-	**	-	**	**	**	**
Zone 29-Milton, Halton Hills	-	-	-	-	**	**	-	-	**	**
Zone 30-Orangeville	-	-	-	-	**	**	**	**	**	**
Zone 31-Bradford, W. Gwillimbury	-	-	-	-	-	-	**	**	**	**
Remaining CMA (Zones 18-31)	-	-	**	**	1.4	0.8	2.1	2.8	2.0	2.4

(continued)

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** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Durham Region	-	-	**	**	**	**	2.4	1.2	2.1	1.1
York Region	-	-	**	**	**	**	2.2	**	1.7	**
Peel Region	-	-	**	**	**	0.7	2.1	2.7	2.0	2.4
Halton Region	**	**	**	**	1.9	1.2	1.8	1.5	1.8	1.3
Toronto GTA	**	**	**0.0**	**0.0**	**2.1**	**1.3**	**2.2**	**3.0**	**2.1**	**2.6**
Toronto CMA	**	**	**	**	**2.2**	**1.2**	**2.2**	**3.6**	**2.2**	**3.1**

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** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Oshawa (North)	-	-	-	-	**	**	2.5	0.9	2.5	0.9
Zone 2 - Oshawa (S./Central)	-	-	**	**	**	**	2.7	**	2.3	**
Oshawa City (Zones 1-2)	-	-	**	**	**	**	2.5	0.6	2.4	0.5
Zone 3 - Whitby	-	-	-	-	-	-	**	**	**	**
Zone 4 - Clarington	-	-	**	**	-	-	**	**	**	**
Oshawa CMA	-	-	**	**	**	**	**2.4**	**0.5**	**2.2**	**0.5**

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1-Toronto (Central)	-	-	**	**	**	**	**	**	**	**
Zone 2-Toronto (East)	-	-	-	-	**	**	-	**	**	**
Zone 3-Toronto (North)	-	-	-	-	**	**	**	2,382	**	2,254
Zone 4-Toronto (West)	-	-	**	**	-	-	2,147	2,326	2,147	2,326
Toronto-Former City (Zones 1-4)	-	-	**	**	**	1,911	2,209	2,269	2,193	2,229
Zone 5-Etobicoke (South)	-	-	-	-	-	-	-	-	-	-
Zone 6-Etobicoke (Central)	-	-	-	-	1,225	1,176	1,524	1,559	1,443	1,462
Zone 7-Etobicoke (North)	-	-	-	-	1,037	1,121	1,246	1,264	1,169	1,225
Etobicoke (Zones 5-7)	-	-	-	-	1,105	1,145	1,376	1,400	1,288	1,332
Zone 8-York	-	-	-	-	**	**	**	**	**	**
Zone 9-East York	**	**	**	**	**	**	1,445	1,460	1,459	1,475
Zone 10-Scarborough (Central)	-	-	-	-	**	1,288	1,379	1,407	1,321	1,350
Zone 11-Scarborough (North)	-	-	-	-	**	**	**	**	**	**
Zone 12-Scarborough (East)	-	-	-	-	-	-	**	**	**	**
Scarborough (Zones 10-12)	-	-	-	-	**	1,288	1,372	1,408	1,355	1,390
Zone 13-North York (Southeast)	-	-	-	-	1,332	1,390	1,495	1,602	1,471	1,582
Zone 14-North York (Northeast)	-	-	-	-	1,145	**	1,411	1,504	1,338	1,411
Zone 15-North York (Southwest)	-	-	-	-	-	-	**	**	**	**
Zone 16-North York (N.Central)	-	-	-	-	**	**	**	**	**	**
Zone 17-North York (Northwest)	-	-	-	-	1,062	1,047	1,273	1,386	1,256	1,345
North York (Zones 13-17)	-	-	-	-	1,226	1,243	1,418	1,533	1,383	1,485
Toronto (Zones 1-17)	**	**	**	**	1,204	1,231	1,442	1,521	1,392	1,467
Zone 18-Mississauga (South)	-	-	**	**	**	1,061	1,415	1,366	1,397	1,233
Zone 19-Mississauga (Northwest)	-	-	-	-	**	**	1,502	1,588	1,482	1,563
Zone 20-Mississauga (Northeast)	-	-	**	**	**	**	1,415	1,468	1,375	1,414
Mississauga City (Zones 18-20)	-	-	**	**	1,188	1,113	1,437	1,491	1,404	1,426
Zone 21-Brampton (West)	-	-	**	**	**	**	1,325	1,424	1,325	1,424
Zone 22-Brampton (East)	-	-	-	-	**	**	**	**	**	**
Brampton City (Zones 21-22)	-	-	**	**	**	**	1,321	1,412	1,318	1,408
Zone 23-Oakville	-	-	-	-	**	**	**	**	**	**
Zone 24-Caledon	-	-	-	-	-	-	-	-	-	-
Zone 25-R. Hill, Vaughan, King	-	-	-	-	-	-	-	-	-	-
Zone 26-Aurora, Newmkt, Whit-St.	-	-	**	**	**	**	**	**	**	**
Zone 27-Markham	-	-	-	-	-	-	**	**	**	**
York Region (Zones 25-27)	-	-	**	**	**	**	**	**	**	**
Zone 28-Pickering/Ajax/Uxbridge	-	-	-	-	**	-	**	**	**	**
Zone 29-Milton, Halton Hills	-	-	-	-	**	**	-	-	**	**
Zone 30-Orangeville	-	-	-	-	**	**	**	**	**	**
Zone 31-Bradford, W. Gwillimbury	-	-	-	-	-	-	**	**	**	**
Remaining CMA (Zones 18-31)	-	-	**	**	1,164	974	1,359	1,446	1,330	1,322

(continued)

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Durham Region	-	-	**	**	**	**	1,175	1,228	1,163	1,214
York Region	-	-	**	**	**	**	**	**	**	**
Peel Region	-	-	**	**	1,184	1,114	1,408	1,471	1,384	1,422
Halton Region	**	**	857	**	1,201	1,213	1,269	1,308	1,228	1,257
Toronto GTA	**	**	**928**	**940**	**1,197**	**1,133**	**1,367**	**1,445**	**1,331**	**1,372**
Toronto CMA	**	**	**	**	**1,191**	**1,099**	**1,403**	**1,490**	**1,364**	**1,403**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Oshawa (North)	-	-	-	-	**	**	1,204	1,210	1,204	1,210
Zone 2 - Oshawa (S./Central)	-	-	**	**	**	**	1,116	**	1,108	**
Oshawa City (Zones 1-2)	-	-	**	**	**	**	1,165	1,240	1,159	1,236
Zone 3 - Whitby	-	-	-	-	-	-	**	**	**	**
Zone 4 - Clarington	-	-	**	**	-	-	**	**	**	**
Oshawa CMA	-	-	**	**	**	**	**1,195**	**1,240**	**1,180**	**1,224**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1-Toronto (Central)	0	0	2	2	2	2	8	8	12	12
Zone 2-Toronto (East)	0	0	0	0	6	7	0	21	6	28
Zone 3-Toronto (North)	0	0	0	0	19	13	61	64	80	77
Zone 4-Toronto (West)	0	0	6	6	0	0	92	92	98	98
Toronto-Former City (Zones 1-4)	0	0	8	8	27	22	161	185	196	215
Zone 5-Etobicoke (South)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Zone 6-Etobicoke (Central)	0	0	0	0	135	151	380	398	515	549
Zone 7-Etobicoke (North)	0	0	0	0	236	236	415	415	651	651
Etobicoke (Zones 5-7)	0	0	0	0	371	387	795	813	1,166	1,200
Zone 8-York	0	0	0	0	40	40	64	64	104	104
Zone 9-East York	2	2	1	1	3	3	105	105	111	111
Zone 10-Scarborough (Central)	0	0	0	0	69	67	83	84	152	151
Zone 11-Scarborough (North)	0	0	0	0	66	40	291	275	357	315
Zone 12-Scarborough (East)	0	0	0	0	0	0	17	17	17	17
Scarborough (Zones 10-12)	0	0	0	0	135	107	391	376	526	483
Zone 13-North York (Southeast)	0	0	0	0	144	144	934	935	1,078	1,079
Zone 14-North York (Northeast)	0	0	0	0	130	130	492	506	622	636
Zone 15-North York (Southwest)	0	0	0	0	0	0	6	6	6	6
Zone 16-North York (N.Central)	0	0	0	0	32	32	49	49	81	81
Zone 17-North York (Northwest)	0	0	0	0	43	42	485	486	528	528
North York (Zones 13-17)	0	0	0	0	349	348	1,966	1,982	2,315	2,330
Toronto (Zones 1-17)	2	2	9	9	925	907	3,482	3,525	4,418	4,443
Zone 18-Mississauga (South)	0	0	6	7	112	112	156	155	274	274
Zone 19-Mississauga (Northwest)	0	0	0	0	29	29	461	461	490	490
Zone 20-Mississauga (Northeast)	0	0	32	32	108	108	1,128	1,128	1,268	1,268
Mississauga City (Zones 18-20)	0	0	38	39	249	249	1,745	1,744	2,032	2,032
Zone 21-Brampton (West)	0	0	1	1	130	110	389	389	520	500
Zone 22-Brampton (East)	0	0	0	0	11	11	90	90	101	101
Brampton City (Zones 21-22)	0	0	1	1	141	121	479	479	621	601
Zone 23-Oakville	0	0	0	0	51	51	238	238	289	289
Zone 24-Caledon	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Zone 25-R. Hill, Vaughan, King	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Zone 26-Aurora, Newmkt, Whit-St.	0	0	4	4	33	33	276	275	313	312
Zone 27-Markham	0	0	0	0	0	0	42	42	42	42
York Region (Zones 25-27)	0	0	4	4	33	33	318	317	355	354
Zone 28-Pickering/Ajax/Uxbridge	0	0	0	0	52	0	54	54	106	54
Zone 29-Milton, Halton Hills	0	0	0	0	6	6	0	0	6	6
Zone 30-Orangeville	0	0	0	0	24	24	36	36	60	60
Zone 31-Bradford, W. Gwillimbury	0	0	0	0	0	0	11	14	11	14
Remaining CMA (Zones 18-31)	0	0	43	44	556	484	2,881	2,882	3,480	3,410

(continued)

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** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Durham Region	0	0	33	33	115	63	912	904	1,060	1,000
York Region	0	0	4	4	33	33	318	317	355	354
Peel Region	0	0	39	40	390	370	2,224	2,223	2,653	2,633
Halton Region	2	2	49	48	503	502	1,100	1,102	1,654	1,654
Toronto GTA	**4**	**4**	**134**	**134**	**1,966**	**1,875**	**8,036**	**8,071**	**10,140**	**10,084**
Toronto CMA	**2**	**2**	**52**	**53**	**1,481**	**1,391**	**6,363**	**6,407**	**7,898**	**7,853**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Oshawa (North)	0	0	0	0	6	6	480	475	486	481
Zone 2 - Oshawa (S./Central)	0	0	1	1	54	54	341	338	396	393
Oshawa City (Zones 1-2)	0	0	1	1	60	60	821	813	882	874
Zone 3 - Whitby	0	0	0	0	0	0	6	6	6	6
Zone 4 - Clarington	0	0	32	32	0	0	31	31	63	63
Oshawa CMA	**0**	**0**	**33**	**33**	**60**	**60**	**858**	**850**	**951**	**943**

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1-Toronto (Central)	-	-	**	**	**	**	**	**	**	**
Zone 2-Toronto (East)	-	-	-	-	**	**	-	**	**	**
Zone 3-Toronto (North)	-	-	-	-	**	**	**	**	**	**
Zone 4-Toronto (West)	-	-	**	**	-	-	2.5	**	2.5	**
Toronto-Former City (Zones 1-4)	-	-	**	**	**	**	1.5	3.5	1.3	3.0
Zone 5-Etobicoke (South)	-	-	-	-	-	-	-	-	-	-
Zone 6-Etobicoke (Central)	-	-	-	-	2.5	0.7	3.3	2.7	3.1	2.1
Zone 7-Etobicoke (North)	-	-	-	-	3.0	**	3.4	3.4	3.2	2.8
Etobicoke (Zones 5-7)	-	-	-	-	2.8	1.1	3.3	3.1	3.2	2.5
Zone 8-York	-	-	-	-	**	**	**	**	**	**
Zone 9-East York	**	**	**	**	**	**	1.0	2.2	0.9	2.2
Zone 10-Scarborough (Central)	-	-	-	-	**	7.0	**	**	**	11.5
Zone 11-Scarborough (North)	-	-	-	-	**	**	2.1	4.0	2.5	3.8
Zone 12-Scarborough (East)	-	-	-	-	-	-	**	**	**	**
Scarborough (Zones 10-12)	-	-	-	-	8.9	5.4	2.4	6.6	4.1	6.3
Zone 13-North York (Southeast)	-	-	-	-	3.5	**	2.7	**	2.8	**
Zone 14-North York (Northeast)	-	-	-	-	5.4	**	**	2.0	**	1.4
Zone 15-North York (Southwest)	-	-	-	-	-	-	**	**	**	**
Zone 16-North York (N.Central)	-	-	-	-	**	**	**	**	**	**
Zone 17-North York (Northwest)	-	-	-	-	2.3	7.1	2.1	5.1	2.1	5.4
North York (Zones 13-17)	-	-	-	-	3.8	2.6	4.1	**	4.1	5.7
Toronto (Zones 1-17)	**	**	**	**	4.0	2.2	3.5	5.2	3.6	4.6
Zone 18-Mississauga (South)	-	-	**	**	**	1.0	2.4	3.7	1.9	2.5
Zone 19-Mississauga (Northwest)	-	-	-	-	**	**	2.4	7.9	2.5	7.4
Zone 20-Mississauga (Northeast)	-	-	**	**	**	**	2.1	3.8	2.0	3.6
Mississauga City (Zones 18-20)	-	-	0.0	5.3	**	0.9	2.2	4.9	2.1	4.3
Zone 21-Brampton (West)	-	-	**	**	**	**	**	**	**	**
Zone 22-Brampton (East)	-	-	-	-	**	**	**	**	**	**
Brampton City (Zones 21-22)	-	-	**	**	**	**	**	**	**	**
Zone 23-Oakville	-	-	-	-	**	**	**	**	**	**
Zone 24-Caledon	-	-	-	-	-	-	-	-	-	-
Zone 25-R. Hill, Vaughan, King	-	-	-	-	-	-	-	-	-	-
Zone 26-Aurora, Newmkt, Whit-St.	-	-	**	**	**	**	**	**	**	**
Zone 27-Markham	-	-	-	-	-	-	**	**	**	**
York Region (Zones 25-27)	-	-	**	**	**	**	**	**	**	**
Zone 28-Pickering/Ajax/Uxbridge	-	-	-	-	**	-	**	**	**	**
Zone 29-Milton, Halton Hills	-	-	-	-	**	**	-	-	**	**
Zone 30-Orangeville	-	-	-	-	**	**	**	**	**	**
Zone 31-Bradford, W. Gwillimbury	-	-	-	-	-	-	**	**	**	**
Remaining CMA (Zones 18-31)	-	-	**	5.3	**	1.7	3.4	5.1	3.1	4.5

(continued)

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** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Durham Region	-	-	**	**	**	**	3.6 b	3.9 b	4.1 b	3.5 b
York Region	-	-	**	**	**	**	**	**	**	**
Peel Region	-	-	**	5.3 b	**	1.4 d	3.2 c	5.3 b	3.1 c	4.9 c
Halton Region	**	**	**	**	3.0 b	2.1 b	2.9 b	2.9 b	2.9 b	2.5 b
Toronto GTA	**	**	**	**2.0** c	**3.6** c	**2.2** a	**3.4** b	**4.7** b	**3.4** b	**4.2** b
Toronto CMA	**	**	**	**5.1** d	**3.1** c	**2.0** b	**3.5** b	**5.2** b	**3.4** b	**4.6** b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Oshawa (North)	-	-	-	-	**	**	3.6 b	4.1 b	3.6 b	4.1 c
Zone 2 - Oshawa (S./Central)	-	-	**	**	**	**	4.1 a	**	6.2 b	**
Oshawa City (Zones 1-2)	-	-	**	**	**	**	3.8 a	3.4 a	4.8 b	3.1 b
Zone 3 - Whitby	-	-	-	-	-	-	**	**	**	**
Zone 4 - Clarington	-	-	**	**	-	-	**	**	**	**
Oshawa CMA	-	-	**	**	**	**	**3.6** a	**3.3** a	**4.4** b	**2.9** c

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Toronto CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Zone 1-Toronto (Central)	-	-	**	-	**	-	**	-	**	-
Zone 2-Toronto (East)	-	-	-	-	-	**	-	**	-	**
Zone 3-Toronto (North)	-	-	-	-	**	**	**	**	**	**
Zone 4-Toronto (West)	-	-	**	**	-	-	5.0	++	5.0	++
Toronto-Former City (Zones 1-4)	-	-	**	**	**	**	4.4	++	4.4	++
Zone 5-Etobicoke (South)	-	-	-	-	-	-	-	-	-	-
Zone 6-Etobicoke (Central)	-	-	-	-	4.1	++	4.3	2.8	3.6	2.6
Zone 7-Etobicoke (North)	-	-	-	-	++	3.4	++	1.1	++	**
Etobicoke (Zones 5-7)	-	-	-	-	**	2.3	2.0	1.8	1.4	2.1
Zone 8-York	-	-	-	-	-	-	-	-	-	-
Zone 9-East York	**	**	**	**	**	**	**	2.0	**	2.0
Zone 10-Scarborough (Central)	-	-	-	-	-	**	-	++	-	**
Zone 11-Scarborough (North)	-	-	-	-	**	**	**	**	**	**
Zone 12-Scarborough (East)	-	-	-	-	-	-	-	-	-	-
Scarborough (Zones 10-12)	-	-	-	-	**	**	**	2.0	**	2.6
Zone 13-North York (Southeast)	-	-	-	-	++	++	++	5.1	++	4.7
Zone 14-North York (Northeast)	-	-	-	-	1.4	**	++	5.3	++	5.4
Zone 15-North York (Southwest)	-	-	-	-	-	-	-	-	-	-
Zone 16-North York (N.Central)	-	-	-	-	**	**	**	**	**	**
Zone 17-North York (Northwest)	-	-	-	-	**	-4.8	2.5	++	2.4	++
North York (Zones 13-17)	-	-	-	-	1.1	**	1.4	4.6	1.3	4.5
Toronto (Zones 1-17)	**	**	**	**	1.3	2.2	1.8	3.2	1.5	3.3
Zone 18-Mississauga (South)	-	-	**	**	**	**	2.9	++	3.4	++
Zone 19-Mississauga (Northwest)	-	-	-	-	**	**	++	5.4	++	5.3
Zone 20-Mississauga (Northeast)	-	-	**	**	**	**	3.7	3.4	3.8	3.5
Mississauga City (Zones 18-20)	-	-	**	**	**	++	2.8	3.6	3.1	3.5
Zone 21-Brampton (West)	-	-	**	**	**	**	4.8	**	4.8	**
Zone 22-Brampton (East)	-	-	-	-	**	**	**	**	**	**
Brampton City (Zones 21-22)	-	-	**	**	**	**	4.3	5.3	4.3	5.4
Zone 23-Oakville	-	-	-	-	**	**	**	**	**	**
Zone 24-Caledon	-	-	-	-	-	-	-	-	-	-
Zone 25-R. Hill, Vaughan, King	-	-	-	-	-	-	-	-	-	-
Zone 26-Aurora, Newmkt, Whit-St.	-	-	**	-	**	-	**	-	**	-
Zone 27-Markham	-	-	-	-	-	-	**	-	**	-
York Region (Zones 25-27)	-	-	**	-	**	-	**	-	**	-

(continued)

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** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Toronto CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Zone 28-Pickering/Ajax/Uxbridge	-	-	-	-	**	-	**	**	**	**
Zone 29-Milton, Halton Hills	-	-	-	-	**	-	-	-	**	-
Zone 30-Orangeville	-	-	-	-	**	**	**	**	**	**
Zone 31-Bradford, W. Gwillimbury	-	-	-	-	-	-	-	-	-	-
Remaining CMA (Zones 18-31)	-	-	**	**	3.1 c	++	3.4	3.6	3.7 c	3.5 c
Durham Region	-	-	**	**	**	**	3.6	3.5	3.6	4.2
York Region	-	-	**	-	**	-	**	-	**	-
Peel Region	-	-	**	**	++	++	3.1	3.8	3.3	3.8
Halton Region	**	**	**	**	5.8	2.6	4.1	3.1	4.4	3.2
Toronto GTA	**	**	4.4 d	1.0	2.5	2.2	2.8	3.3	2.8	3.4
Toronto CMA	**	**	**	**	1.6	1.9	2.4	3.3	2.4	3.3

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Oshawa CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Zone 1 - Oshawa (North)	-	-	-	-	**	**	3.3	**	3.4	**
Zone 2 - Oshawa (S./Central)	-	-	**	**	**	**	2.5	**	2.6	**
Oshawa City (Zones 1-2)	-	-	**	**	**	**	2.8	5.0	2.9	5.0
Zone 3 - Whitby	-	-	-	-	-	-	**	**	**	**
Zone 4 - Clarington	-	-	**	**	-	-	**	**	**	**
Oshawa CMA	-	-	**	**	**	**	3.6 b	3.7 d	3.6 b	4.4 d

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type
Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1-Toronto (Central)	0.3	1.4	1.1	1.9	0.6	1.3	0.6	1.7	0.8	1.7
Zone 2-Toronto (East)	3.1	**	1.6	1.1	2.3	0.4	0.0	**	2.1	1.1
Zone 3-Toronto (North)	1.2	1.6	1.1	1.3	1.8	1.4	0.2	2.0	1.3	1.4
Zone 4-Toronto (West)	1.6	1.6	1.3	1.3	1.2	1.3	1.2	0.4	1.3	1.3
Toronto-Former City (Zones 1-4)	1.1	1.6	1.2	1.5	1.3	1.3	0.5	1.4	1.2	1.5
Zone 5-Etobicoke (South)	1.4	**	3.5	2.5	2.7	1.7	0.0	2.1	2.9	2.2
Zone 6-Etobicoke (Central)	0.5	5.6	2.6	2.7	2.6	1.5	3.1	1.5	2.7	2.0
Zone 7-Etobicoke (North)	**	0.0	3.0	0.4	1.8	1.1	2.2	1.5	2.1	1.1
Etobicoke (Zones 5-7)	1.2	4.4	3.0	2.4	2.5	1.5	2.6	1.5	2.6	1.9
Zone 8-York	3.0	1.9	2.8	2.6	2.4	1.4	4.5	1.9	2.8	2.1
Zone 9-East York	1.4	2.0	1.9	2.1	1.6	1.7	2.5	0.8	1.8	1.9
Zone 10-Scarborough (Central)	3.1	1.5	1.8	1.3	1.4	1.3	1.1	1.1	1.6	1.3
Zone 11-Scarborough (North)	1.0	2.3	2.0	1.3	1.9	2.0	1.9	1.7	1.9	1.8
Zone 12-Scarborough (East)	3.9	1.5	1.8	1.8	1.3	1.8	1.0	1.9	1.4	1.8
Scarborough (Zones 10-12)	2.9	1.6	1.8	1.4	1.5	1.6	1.2	1.6	1.6	1.5
Zone 13-North York (Southeast)	2.2	0.5	1.7	1.0	1.7	1.0	1.9	3.3	1.7	1.4
Zone 14-North York (Northeast)	2.0	0.0	1.7	1.3	1.2	1.2	2.0	1.0	1.5	1.2
Zone 15-North York (Southwest)	4.6	2.2	1.7	1.9	1.9	1.7	0.9	0.8	1.8	1.7
Zone 16-North York (N.Central)	5.3	**	1.0	0.7	1.5	0.8	1.1	1.2	1.3	0.9
Zone 17-North York (Northwest)	3.7	2.9	2.7	2.2	1.6	1.8	1.8	2.3	2.1	2.1
North York (Zones 13-17)	3.5	2.7	1.8	1.4	1.6	1.3	1.7	1.9	1.7	1.5
Toronto (Zones 1-17)	1.5	1.9	1.8	1.7	1.7	1.4	1.8	1.7	1.7	1.6
Zone 18-Mississauga (South)	1.0	**	1.7	2.4	1.5	1.6	1.7	1.7	1.6	2.0
Zone 19-Mississauga (Northwest)	2.1	0.0	2.6	1.6	1.3	1.3	0.4	1.9	1.4	1.5
Zone 20-Mississauga (Northeast)	3.4	2.7	1.3	2.3	2.4	3.0	1.6	2.7	1.9	2.8
Mississauga City (Zones 18-20)	2.2	2.6	1.7	2.3	1.9	2.2	1.4	2.3	1.7	2.3
Zone 21-Brampton (West)	10.5	**	2.2	2.2	0.9	1.2	4.7	5.0	2.2	2.2
Zone 22-Brampton (East)	4.0	2.7	2.8	3.1	2.3	2.8	1.6	2.6	2.3	2.8
Brampton City (Zones 21-22)	8.3	4.9	2.4	2.5	1.5	2.0	3.3	3.8	2.2	2.5
Zone 23-Oakville	0.0	0.0	0.6	1.4	1.1	1.3	2.1	1.6	1.0	1.3
Zone 24-Caledon	**	**	**	**	2.2	**	**	**	1.2	**
Zone 25-R. Hill, Vaughan, King	1.3	9.9	2.4	0.6	1.8	1.2	0.0	**	1.9	1.6
Zone 26-Aurora, Newmkt, Whit-St.	0.0	**	1.7	2.3	1.2	1.3	1.9	2.8	1.4	2.2
Zone 27-Markham	**	**	1.5	1.7	1.9	0.5	1.1	0.0	1.6	0.9
York Region (Zones 25-27)	**	**	1.8	1.5	1.6	1.1	1.3	2.4	1.6	1.6
Zone 28-Pickering/Ajax/Uxbridge	25.0	**	4.6	4.4	2.3	1.1	1.1	1.0	2.1	1.5
Zone 29-Milton, Halton Hills	**	0.0	3.9	2.6	1.5	0.7	5.0	**	2.8	1.4
Zone 30-Orangeville	**	**	3.2	0.5	0.5	1.0	**	**	2.1	0.6
Zone 31-Bradford, W. Gwillimbury	0.0	0.0	0.4	2.3	1.2	3.5	**	**	0.9	2.8
Remaining CMA (Zones 18-31)	3.7	3.8	1.9	2.2	1.7	1.9	1.8	2.4	1.8	2.1

(continued)

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a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Durham Region	**	2.0	2.4	2.5	2.1	1.8	1.8	1.4	2.1	1.9
York Region	**	**	1.8	1.5	1.6	1.1	1.3	2.4	1.6	1.6
Peel Region	4.0	3.2	1.9	2.4	1.8	2.1	1.9	2.7	1.9	2.3
Halton Region	1.3	0.4	1.4	1.7	1.2	1.6	1.8	1.7	1.4	1.6
Toronto GTA	**1.5**	**1.9**	**1.8**	**1.8**	**1.7**	**1.5**	**1.8**	**1.8**	**1.7**	**1.7**
Toronto CMA	**1.6**	**2.0**	**1.8**	**1.8**	**1.7**	**1.5**	**1.8**	**1.9**	**1.7**	**1.7**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Oshawa (North)	**	1.7	1.1	1.6	1.3	1.2	1.7	1.0	1.4	1.3
Zone 2 - Oshawa (S./Central)	0.0	**	3.8	3.3	3.4	2.5	2.7	2.3	3.3	2.6
Oshawa City (Zones 1-2)	**	1.2	2.8	2.6	2.5	2.0	2.2	1.7	2.5	2.0
Zone 3 - Whitby	**	**	0.6	2.6	0.6	1.7	2.3	1.6	0.8	2.0
Zone 4 - Clarington	**	**	4.0	0.0	1.7	2.0	0.0	**	2.2	1.3
Oshawa CMA	**1.2**	**1.1**	**2.3**	**2.4**	**2.1**	**1.9**	**2.1**	**1.7**	**2.1**	**2.0**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1-Toronto (Central)	960	990	1,244	1,255	1,727	1,700	3,149	**	1,354	1,359
Zone 2-Toronto (East)	755	767	961	1,019	1,166	1,249	1,406	1,427	993	1,050
Zone 3-Toronto (North)	892	944	1,144	1,188	1,495	1,568	2,119	2,256	1,232	1,293
Zone 4-Toronto (West)	740	790	1,033	1,035	1,323	1,312	1,674	1,845	1,073	1,075
Toronto-Former City (Zones 1-4)	872	907	1,132	1,157	1,490	1,521	2,322	2,432	1,212	1,240
Zone 5-Etobicoke (South)	697	788	847	883	1,037	1,069	1,378	1,357	936	976
Zone 6-Etobicoke (Central)	831	1,041	991	1,061	1,201	1,249	1,447	1,441	1,172	1,220
Zone 7-Etobicoke (North)	701	689	885	910	1,029	1,088	1,172	1,221	1,046	1,095
Etobicoke (Zones 5-7)	727	858	922	974	1,119	1,164	1,346	1,361	1,074	1,121
Zone 8-York	720	741	912	930	1,111	1,152	1,448	1,613	996	1,025
Zone 9-East York	758	828	921	949	1,168	1,205	1,489	1,548	1,035	1,073
Zone 10-Scarborough (Central)	764	787	878	886	1,014	1,026	1,158	1,193	963	974
Zone 11-Scarborough (North)	848	882	956	993	1,105	1,145	1,294	1,345	1,081	1,118
Zone 12-Scarborough (East)	756	769	888	908	998	1,030	1,138	1,169	986	1,013
Scarborough (Zones 10-12)	775	801	896	911	1,028	1,052	1,187	1,222	994	1,015
Zone 13-North York (Southeast)	763	753	939	964	1,132	1,151	1,417	1,454	1,106	1,125
Zone 14-North York (Northeast)	1,067	862	1,088	1,153	1,306	1,357	1,456	1,602	1,262	1,353
Zone 15-North York (Southwest)	738	766	902	898	1,082	1,074	1,368	1,329	1,028	1,021
Zone 16-North York (N.Central)	808	778	1,014	1,036	1,201	1,247	1,367	1,428	1,151	1,193
Zone 17-North York (Northwest)	680	698	848	864	993	1,016	1,189	1,230	964	989
North York (Zones 13-17)	792	739	948	970	1,133	1,163	1,353	1,417	1,095	1,129
Toronto (Zones 1-17)	840	876	1,010	1,035	1,194	1,225	1,443	1,493	1,108	1,139
Zone 18-Mississauga (South)	777	793	963	979	1,119	1,133	1,324	1,276	1,065	1,079
Zone 19-Mississauga (Northwest)	828	834	1,082	1,107	1,209	1,254	1,415	1,466	1,226	1,265
Zone 20-Mississauga (Northeast)	746	799	1,018	1,035	1,154	1,185	1,355	1,404	1,147	1,179
Mississauga City (Zones 18-20)	770	800	995	1,013	1,145	1,170	1,361	1,384	1,121	1,146
Zone 21-Brampton (West)	718	693	943	963	1,081	1,101	1,276	1,346	1,050	1,076
Zone 22-Brampton (East)	843	871	1,051	1,074	1,180	1,204	1,308	1,331	1,157	1,184
Brampton City (Zones 21-22)	761	755	983	1,003	1,127	1,148	1,291	1,339	1,095	1,121
Zone 23-Oakville	855	886	1,081	1,099	1,250	1,275	1,406	1,432	1,207	1,224
Zone 24-Caledon	**	**	**	**	**	**	**	**	**	**
Zone 25-R. Hill, Vaughan, King	827	870	1,019	1,046	1,236	1,235	1,453	1,463	1,145	1,160
Zone 26-Aurora, Newmkt, Whit-St.	622	741	925	958	1,014	994	1,093	1,206	994	988
Zone 27-Markham	716	773	986	1,029	1,149	1,183	1,518	1,333	1,097	1,128
York Region (Zones 25-27)	762	828	977	1,011	1,130	1,120	1,228	1,339	1,074	1,085
Zone 28-Pickering/Ajax/Uxbridge	762	**	954	899	1,076	1,086	1,180	1,255	1,112	1,131
Zone 29-Milton, Halton Hills	703	703	920	929	1,073	1,090	1,326	1,377	1,019	1,030
Zone 30-Orangeville	769	784	855	891	977	1,000	1,042	1,026	920	946
Zone 31-Bradford, W. Gwillimbury	742	779	855	865	1,008	1,009	1,258	1,186	955	962
Remaining CMA (Zones 18-31)	775	801	989	1,009	1,142	1,159	1,316	1,359	1,110	1,132

(continued)

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a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type
Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Durham Region	685	714	844	873	954	998	1,144	1,203	955	996
York Region	762	828	977	1,011	1,130	1,120	1,228	1,339	1,074	1,085
Peel Region	767	787	991	1,010	1,140	1,163	1,342	1,373	1,114	1,139
Halton Region	859	878	1,005	1,032	1,159	1,185	1,314	1,355	1,129	1,154
Toronto GTA	**836**	**871**	**1,003**	**1,028**	**1,170**	**1,199**	**1,391**	**1,442**	**1,102**	**1,133**
Toronto CMA	**837**	**873**	**1,007**	**1,032**	**1,183**	**1,211**	**1,411**	**1,461**	**1,108**	**1,138**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
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- No units exist in the universe for this category n/a: Not applicable

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3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type
Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Oshawa (North)	678	725	870	926	966	1,040	1,177	1,216	978	1,039
Zone 2 - Oshawa (S./Central)	638	665	783	804	896	942	1,048	1,166	876	931
Oshawa City (Zones 1-2)	645	680	817	857	926	981	1,112	1,191	919	976
Zone 3 - Whitby	775	789	909	938	1,007	1,021	1,083	1,122	969	992
Zone 4 - Clarington	**	**	802	817	911	939	1,462	1,207	943	911
Oshawa CMA	**684**	**713**	**839**	**874**	**940**	**986**	**1,125**	**1,182**	**930**	**976**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
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- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type
Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1-Toronto (Central)	6,667	6,591	14,868	14,962	6,522	6,499	731	728	28,788	28,780
Zone 2-Toronto (East)	1,177	1,167	3,569	3,537	1,798	1,792	218	211	6,762	6,707
Zone 3-Toronto (North)	4,886	5,025	15,451	15,293	8,405	8,404	1,150	1,115	29,892	29,837
Zone 4-Toronto (West)	4,801	4,514	11,555	11,518	5,609	5,539	732	739	22,697	22,310
Toronto-Former City (Zones 1-4)	**17,531**	**17,297**	**45,443**	**45,310**	**22,334**	**22,234**	**2,831**	**2,793**	**88,139**	**87,634**
Zone 5-Etobicoke (South)	859	867	4,541	4,521	4,521	4,517	373	373	10,294	10,278
Zone 6-Etobicoke (Central)	331	316	5,114	4,956	8,400	8,370	2,853	2,882	16,698	16,524
Zone 7-Etobicoke (North)	31	30	925	925	3,158	3,154	1,784	1,784	5,898	5,893
Etobicoke (Zones 5-7)	**1,221**	**1,213**	**10,580**	**10,402**	**16,079**	**16,041**	**5,010**	**5,039**	**32,890**	**32,695**
Zone 8-York	1,427	1,420	8,396	8,388	6,284	6,297	917	913	17,024	17,018
Zone 9-East York	1,005	996	9,996	9,975	6,567	6,592	1,131	1,114	18,699	18,677
Zone 10-Scarborough (Central)	423	593	7,188	6,988	8,324	8,372	1,670	1,674	17,605	17,627
Zone 11-Scarborough (North)	85	132	2,246	2,203	3,814	3,790	1,003	987	7,148	7,112
Zone 12-Scarborough (East)	83	88	2,922	2,925	5,450	5,468	1,482	1,505	9,937	9,986
Scarborough (Zones 10-12)	**591**	**813**	**12,356**	**12,116**	**17,588**	**17,630**	**4,155**	**4,166**	**34,690**	**34,725**
Zone 13-North York (Southeast)	236	222	6,207	6,185	8,806	8,779	2,818	2,818	18,067	18,004
Zone 14-North York (Northeast)	202	199	3,552	3,569	5,685	5,799	2,550	2,628	11,989	12,195
Zone 15-North York (Southwest)	276	284	3,730	3,728	4,419	4,404	831	830	9,256	9,246
Zone 16-North York (N.Central)	193	195	4,590	4,598	5,943	5,941	1,839	1,842	12,565	12,576
Zone 17-North York (Northwest)	592	592	5,800	5,785	8,317	8,311	2,937	2,933	17,646	17,621
North York (Zones 13-17)	**1,499**	**1,492**	**23,879**	**23,865**	**33,170**	**33,234**	**10,975**	**11,051**	**69,523**	**69,642**
Toronto (Zones 1-17)	**23,274**	**23,231**	**110,650**	**110,056**	**102,022**	**102,028**	**25,019**	**25,076**	**260,965**	**260,391**
Zone 18-Mississauga (South)	320	321	5,081	4,991	6,084	6,036	1,198	1,165	12,683	12,513
Zone 19-Mississauga (Northwest)	53	52	966	1,061	1,701	1,713	895	895	3,615	3,721
Zone 20-Mississauga (Northeast)	272	273	3,802	3,806	6,008	6,050	2,323	2,327	12,405	12,456
Mississauga City (Zones 18-20)	**645**	**646**	**9,849**	**9,858**	**13,793**	**13,799**	**4,416**	**4,387**	**28,703**	**28,690**
Zone 21-Brampton (West)	141	136	2,158	2,150	2,948	2,920	710	711	5,957	5,917
Zone 22-Brampton (East)	76	75	1,280	1,273	2,395	2,395	825	822	4,576	4,565
Brampton City (Zones 21-22)	**217**	**211**	**3,438**	**3,423**	**5,343**	**5,315**	**1,535**	**1,533**	**10,533**	**10,482**
Zone 23-Oakville	158	155	1,417	1,423	2,500	2,501	633	634	4,708	4,713
Zone 24-Caledon	11	11	25	25	37	37	7	7	80	80
Zone 25-R. Hill, Vaughan, King	77	75	651	656	955	956	104	107	1,787	1,794
Zone 26-Aurora, Newmkt, Whit-St.	61	58	710	706	988	981	378	377	2,137	2,122
Zone 27-Markham	12	12	622	612	874	879	132	131	1,640	1,634
York Region (Zones 25-27)	**150**	**145**	**1,983**	**1,974**	**2,817**	**2,816**	**614**	**615**	**5,564**	**5,550**
Zone 28-Pickering/Ajax/Uxbridge	11	11	194	190	1,120	1,064	680	678	2,005	1,943
Zone 29-Milton, Halton Hills	30	30	552	553	825	826	64	64	1,471	1,473
Zone 30-Orangeville	48	47	326	332	383	377	73	73	830	829
Zone 31-Bradford, W. Gwillimbury	23	21	310	312	409	405	70	70	812	808
Remaining CMA (Zones 18-31)	**1,293**	**1,277**	**18,094**	**18,090**	**27,227**	**27,140**	**8,092**	**8,061**	**54,706**	**54,568**

(continued)

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- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type Toronto CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Durham Region	393	385	3,737	3,727	7,848	7,800	2,519	2,501	14,497	14,413
York Region	150	145	1,983	1,974	2,817	2,816	614	615	5,564	5,550
Peel Region	873	868	13,312	13,306	19,173	19,151	5,958	5,927	39,316	39,252
Halton Region	291	290	4,766	4,767	8,538	8,687	2,249	2,240	15,844	15,984
Toronto GTA	**24,981**	**24,919**	**134,448**	**133,830**	**140,398**	**140,482**	**36,359**	**36,359**	**336,186**	**335,590**
Toronto CMA	**24,567**	**24,508**	**128,744**	**128,146**	**129,249**	**129,168**	**33,111**	**33,137**	**315,671**	**314,959**

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type Oshawa CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Oshawa (North)	59	58	959	959	2,041	2,043	754	749	3,813	3,809
Zone 2 - Oshawa (S./Central)	159	157	1,437	1,433	2,993	3,004	708	699	5,297	5,293
Oshawa City (Zones 1-2)	218	215	2,396	2,392	5,034	5,047	1,462	1,448	9,110	9,102
Zone 3 - Whitby	149	147	853	855	1,207	1,205	267	265	2,476	2,472
Zone 4 - Clarington	11	9	226	224	361	362	55	55	653	650
Oshawa CMA	**378**	**371**	**3,475**	**3,471**	**6,602**	**6,614**	**1,784**	**1,768**	**12,239**	**12,224**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1-Toronto (Central)	1.5	3.7	2.6	3.8	1.7	2.7	0.8	2.8	2.1	3.5
Zone 2-Toronto (East)	4.9	4.1	3.5	3.0	3.5	2.8	**	1.5	3.7	3.1
Zone 3-Toronto (North)	3.4	3.6	2.9	3.0	2.9	2.6	1.7	3.2	2.9	3.0
Zone 4-Toronto (West)	3.9	3.6	2.9	2.7	2.3	2.9	**	0.6	2.9	2.9
Toronto-Former City (Zones 1-4)	2.9	3.7	2.8	3.2	2.4	2.7	1.6	2.3	2.7	3.1
Zone 5-Etobicoke (South)	3.6	**	4.3	3.3	3.4	2.3	**	**	3.7	3.0
Zone 6-Etobicoke (Central)	1.4	5.9	4.0	4.4	3.8	2.8	3.6	2.6	3.8	3.3
Zone 7-Etobicoke (North)	**	0.0	3.5	2.4	2.2	1.6	3.0	1.8	2.6	1.8
Etobicoke (Zones 5-7)	3.2	5.0	4.1	3.7	3.4	2.4	3.3	2.3	3.6	2.9
Zone 8-York	4.5	4.4	4.4	3.6	3.5	2.2	5.4	2.7	4.1	3.1
Zone 9-East York	2.5	2.6	2.8	3.3	2.6	3.3	3.5	1.5	2.8	3.2
Zone 10-Scarborough (Central)	3.9	3.0	2.9	2.7	2.4	2.3	1.4	1.8	2.5	2.5
Zone 11-Scarborough (North)	2.2	2.3	3.8	3.4	3.2	3.9	3.6	3.3	3.4	3.6
Zone 12-Scarborough (East)	5.1	5.9	3.8	3.4	2.4	3.5	1.2	3.2	2.6	3.4
Scarborough (Zones 10-12)	3.7	3.2	3.2	3.0	2.6	3.0	1.9	2.7	2.7	3.0
Zone 13-North York (Southeast)	2.9	2.3	3.0	3.0	3.0	2.6	3.4	4.7	3.1	3.0
Zone 14-North York (Northeast)	6.6	**	3.0	3.3	2.6	2.2	3.1	2.6	2.9	2.6
Zone 15-North York (Southwest)	4.9	5.4	2.4	4.2	2.5	2.8	1.4	1.7	2.4	3.3
Zone 16-North York (N.Central)	5.3	**	2.3	1.9	2.8	2.4	2.7	1.8	2.6	2.2
Zone 17-North York (Northwest)	4.7	5.4	3.9	4.0	2.7	3.1	3.1	3.7	3.3	3.6
North York (Zones 13-17)	4.9	4.9	3.0	3.3	2.8	2.6	3.0	3.1	2.9	3.0
Toronto (Zones 1-17)	3.2	3.8	3.2	3.3	2.8	2.7	2.8	2.7	3.0	3.1
Zone 18-Mississauga (South)	**	4.3	3.6	4.0	3.1	2.9	2.4	2.6	3.3	3.3
Zone 19-Mississauga (Northwest)	4.3	**	4.1	2.5	2.9	2.2	1.5	5.0	2.9	3.0
Zone 20-Mississauga (Northeast)	3.9	2.7	3.0	3.9	3.7	5.4	2.8	4.9	3.3	4.8
Mississauga City (Zones 18-20)	3.3	3.5	3.4	3.8	3.4	3.9	2.4	4.4	3.2	3.9
Zone 21-Brampton (West)	11.2	**	4.6	6.1	2.9	4.2	**	**	4.3	5.5
Zone 22-Brampton (East)	4.0	4.0	4.7	6.8	4.6	6.6	4.1	5.4	4.5	6.4
Brampton City (Zones 21-22)	8.8	6.3	4.6	6.3	3.7	5.3	5.3	6.6	4.4	5.9
Zone 23-Oakville	4.0	**	2.9	2.7	2.7	2.4	3.5	2.8	2.9	2.5
Zone 24-Caledon	**	**	**	**	2.2	**	**	**	1.2	**
Zone 25-R. Hill, Vaughan, King	3.9	**	3.6	1.4	3.8	3.1	5.4	4.5	3.9	3.2
Zone 26-Aurora, Newmkt, Whit-St.	0.0	**	2.7	3.2	3.0	2.1	**	3.2	3.0	2.9
Zone 27-Markham	**	9.4	1.6	1.7	3.3	1.5	2.2	**	2.5	1.7
York Region (Zones 25-27)	2.5	**	2.6	2.1	3.4	2.2	3.8	3.3	3.1	2.7
Zone 28-Pickering/Ajax/Uxbridge	25.0	**	4.6	7.6	4.0	2.9	2.8	3.9	3.7	3.9
Zone 29-Milton, Halton Hills	**	5.5	6.1	5.1	3.5	2.3	5.0	4.0	4.7	3.5
Zone 30-Orangeville	**	**	3.2	0.5	0.5	2.3	3.3	1.1	2.5	1.3
Zone 31-Bradford, W. Gwillimbury	0.0	0.0	1.6	3.9	1.8	6.5	3.8	3.2	1.8	5.1
Remaining CMA (Zones 18-31)	5.0	5.5	3.6	4.0	3.3	3.8	3.2	4.6	3.4	4.0

(continued)

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Durham Region	4.5	2.4	3.3	3.5	3.6	2.8	3.0	3.6	3.5	3.1
York Region	2.5	**	2.6	2.1	3.4	2.2	3.8	3.3	3.1	2.7
Peel Region	4.9	4.2	3.7	4.4	3.5	4.3	3.2	5.0	3.5	4.4
Halton Region	3.2	2.3	3.0	3.0	2.8	2.9	2.9	3.1	2.9	2.9
Toronto GTA	**3.2**	**3.8**	**3.2**	**3.4**	**2.9**	**2.9**	**2.9**	**3.2**	**3.1**	**3.2**
Toronto CMA	**3.2**	**3.9**	**3.2**	**3.4**	**2.9**	**2.9**	**2.9**	**3.2**	**3.1**	**3.2**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Oshawa (North)	**	4.1	1.6	2.6	2.2	2.4	2.4	3.1	2.2	2.6
Zone 2 - Oshawa (S./Central)	**	**	4.5	3.8	4.5	2.7	4.1	4.1	4.5	3.1
Oshawa City (Zones 1-2)	4.2	1.8	3.4	3.3	3.6	2.6	3.3	3.6	3.5	2.9
Zone 3 - Whitby	**	**	2.5	4.3	4.0	3.5	3.9	3.0	3.4	3.6
Zone 4 - Clarington	**	**	5.9	0.4	2.6	2.3	0.0	**	3.3	1.6
Oshawa CMA	**3.6**	**1.5**	**3.3**	**3.3**	**3.6**	**2.7**	**3.2**	**3.5**	**3.5**	**3.0**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Toronto CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Zone 1-Toronto (Central)	4.8	3.5	5.1	4.1	3.7	**	**	**	5.1	3.5
Zone 2-Toronto (East)	3.0	2.8	++	4.0	1.4	3.8	3.0	++	++	3.9
Zone 3-Toronto (North)	3.1	5.6	3.9	3.8	3.8	3.7	4.1	5.4	3.5	4.2
Zone 4-Toronto (West)	3.1	3.2	4.7	3.0	4.6	3.6	++	++	4.3	3.1
Toronto-Former City (Zones 1-4)	3.6	4.1	4.2	3.7	3.8	3.1	4.6	5.4	4.0	3.7
Zone 5-Etobicoke (South)	1.9	3.7	2.0	3.5	1.7	2.3	3.1	**	1.8	2.9
Zone 6-Etobicoke (Central)	++	**	1.7	4.8	2.6	3.3	4.1	1.8	2.5	3.7
Zone 7-Etobicoke (North)	++	++	++	++	++	2.9	++	2.6	**	1.8
Etobicoke (Zones 5-7)	++	5.0	1.3	3.4	1.6	2.9	3.0	2.6	1.6	3.1
Zone 8-York	**	4.4	1.8	1.5	1.6	2.2	++	3.6	1.4	2.2
Zone 9-East York	4.6	++	2.9	2.7	2.5	2.4	3.0	**	2.7	2.8
Zone 10-Scarborough (Central)	3.7	2.7	2.0	2.1	2.1	2.2	2.6	**	2.2	2.1
Zone 11-Scarborough (North)	1.3	1.4	2.3	2.5	2.9	2.1	3.1	2.9	2.7	2.3
Zone 12-Scarborough (East)	++	2.7	2.4	2.0	2.9	2.2	3.7	2.3	2.8	2.1
Scarborough (Zones 10-12)	2.7	2.5	2.2	2.2	2.5	2.2	3.1	2.2	2.5	2.1
Zone 13-North York (Southeast)	1.3	5.8	1.6	4.1	1.5	3.6	1.2	5.0	0.8	3.9
Zone 14-North York (Northeast)	4.7	++	2.2	3.7	3.3	3.4	2.9	4.1	2.7	3.4
Zone 15-North York (Southwest)	**	3.8	2.8	2.8	2.2	3.6	3.2	**	2.4	2.9
Zone 16-North York (N.Central)	++	4.2	4.1	4.2	3.0	4.1	4.0	4.0	3.9	4.1
Zone 17-North York (Northwest)	2.4	2.2	2.9	2.4	3.2	2.1	3.3	2.4	3.1	2.4
North York (Zones 13-17)	2.6	3.1	2.7	3.4	2.6	3.3	2.8	3.7	2.5	3.3
Toronto (Zones 1-17)	3.1	3.7	2.9	3.2	2.8	2.9	3.0	3.3	2.8	3.1
Zone 18-Mississauga (South)	**	4.3	2.8	2.3	1.9	3.5	2.6	**	2.4	2.8
Zone 19-Mississauga (Northwest)	**	++	3.9	2.3	3.8	2.2	2.5	2.2	3.0	2.7
Zone 20-Mississauga (Northeast)	4.2	4.0	2.7	2.3	3.3	3.6	2.7	3.6	3.0	3.5
Mississauga City (Zones 18-20)	3.4	3.7	2.9	2.3	2.7	3.4	2.6	3.2	2.8	3.1
Zone 21-Brampton (West)	3.3	++	2.6	2.2	2.7	1.9	3.7	2.7	2.6	2.1
Zone 22-Brampton (East)	2.0	2.9	3.0	2.1	2.8	2.0	2.7	2.0	3.0	2.0
Brampton City (Zones 21-22)	2.5	2.1	2.8	2.2	2.8	1.9	3.0	2.3	2.8	2.1
Zone 23-Oakville	3.2	2.8	4.0	2.5	4.2	2.9	4.2	++	4.1	2.7
Zone 24-Caledon	**	-	**	-	**	-	**	-	**	-
Zone 25-R. Hill, Vaughan, King	++	4.2	++	3.4	**	3.0	++	3.8	2.0	3.1
Zone 26-Aurora, Newmkt, Whit-St.	++	**	2.9	4.3	3.0	3.3	3.3	4.0	3.0	3.4
Zone 27-Markham	**	**	1.6	2.4	2.2	2.9	2.1	**	2.4	2.8
York Region (Zones 25-27)	++	7.9	1.7	3.4	2.9	3.1	2.1	4.0	2.5	3.2

(continued)

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- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Toronto CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Zone 28-Pickering/Ajax/Uxbridge	**	**	4.0	3.0	3.8	++	4.4	7.3	3.5	2.7
Zone 29-Milton, Halton Hills	1.1	4.1	3.5	2.0	3.2	++	4.5	3.5	3.2	1.3
Zone 30-Orangeville	++	**	3.2	++	**	3.9	3.7	++	2.5	1.8
Zone 31-Bradford, W. Gwillimbury	++	11.5	3.2	0.9	2.3	++	3.0	1.4	2.6	0.8
Remaining CMA (Zones 18-31)	2.7	3.9	2.9	2.4	2.9	2.8	3.0	3.1	2.9	2.8
Durham Region	++	**	2.3	3.0	1.9	4.1	3.0	6.1	2.1	4.1
York Region	++	7.9	1.7	3.4	2.9	3.1	2.1	4.0	2.5	3.2
Peel Region	3.2	3.2	2.8	2.2	2.7	3.0	2.7	3.0	2.8	2.8
Halton Region	2.6	4.0	3.7	3.1	4.0	3.0	3.0	3.0	3.7	3.1
Toronto GTA	**3.0**	**3.7**	**2.9**	**3.1**	**2.8**	**3.0**	**3.0**	**3.4**	**2.8**	**3.1**
Toronto CMA	**3.1**	**3.7**	**2.9**	**3.0**	**2.8**	**2.9**	**3.0**	**3.3**	**2.9**	**3.1**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Oshawa CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Zone 1 - Oshawa (North)	**	++	2.1	5.7	1.2	7.5	2.8	9.1	1.9	6.9
Zone 2 - Oshawa (S./Central)	++	**	1.7	**	1.8	4.2	1.9	5.4	1.7	3.9
Oshawa City (Zones 1-2)	++	**	1.9	3.4	1.6	5.5	2.3	7.1	1.8	5.2
Zone 3 - Whitby	4.0	**	3.0	2.1	1.7	2.2	2.1	2.1	1.8	2.0
Zone 4 - Clarington	**	**	3.9	2.5	1.5	++	8.5	**	3.5	1.9
Oshawa CMA	++	**	**2.2**	**3.0**	**1.6**	**4.6**	**2.4**	**5.8**	**1.9**	**4.4**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Vacancy Rates (%) Toronto CMA - October 2013

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-12	Oct-13	Oct-12	Oct-13
Centre	1.4	1.6	1.5	1.6
West	2.1	1.7	2.6	1.9
East	1.0	1.5	1.6	1.5
North	1.2	1.9	1.7	1.4
Toronto	1.4	1.7	1.7	1.6
Peel	0.6	1.5	1.9	2.3
Halton	0.5	2.7	1.3	1.6
York	0.7	2.7	1.6	1.6
Durham	0.0	0.5	2.1	2.0
Toronto GTA	**1.2**	**1.8**	**1.7**	**1.7**
Toronto CMA	**1.2**	**1.8**	**1.7**	**1.6**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1] Average Rents ($) by Bedroom Type Toronto CMA - October 2013

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Centre	**	891	1,680	1,094	2,115	1,395	**	2,083
West	**	858	1,534	974	1,799	1,164	**	1,353
East	**	801	1,281	911	1,368	1,051	1,356	1,201
North	**	739	1,407	970	1,714	1,162	**	1,393
Toronto	**	876	1,576	1,035	1,835	1,225	1,727	1,488
Peel	**	787	1,353	1,010	1,490	1,164	1,325	1,312
Halton	**	878	1,149	1,034	1,467	1,183	**	1,396
York	**	828	1,433	1,011	1,586	1,163	**	1,339
Durham	**	714	**	872	**	997	**	1,189
Toronto GTA	**	**871**	**1,526**	**1,028**	**1,743**	**1,200**	**1,612**	**1,442**
Toronto CMA	**	**873**	**1,531**	**1,032**	**1,752**	**1,213**	**1,616**	**1,454**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type Toronto CMA - October 2013

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Centre	**	**	1,542	1,680	1,867	2,115	**	**	1,685	1,947
West	**	**	1,225	1,534	1,489	1,799	1,515	**	1,415	1,647
East	**	**	**	1,281	1,243	1,368	1,357	1,356	1,269	1,348
North	**	**	1,352	1,407	1,501	1,714	1,405	**	1,441	1,650
Toronto	**	**	1,456	1,576	1,602	1,835	1,590	1,727	1,533	1,742
Peel	**	**	1,342	1,353	1,578	1,490	1,595	1,325	1,522	1,429
Halton	**	**	1,258	1,149	1,398	1,467	**	**	1,342	1,400
York	**	**	**	1,433	**	1,586	**	**	1,407	1,583
Durham	**	**	1,272	**	**	**	**	**	1,255	**
Toronto GTA	**	**	**1,430**	**1,526**	**1,586**	**1,743**	**1,587**	**1,612**	**1,520**	**1,664**
Toronto CMA	**	**	**1,436**	**1,531**	**1,592**	**1,752**	**1,591**	**1,616**	**1,526**	**1,672**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Total Vacancy Rates (%)
By Building Size
Toronto CMA - October 2013

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-12	Oct-13	Oct-12	Oct-13
Toronto				
3 to 24 Units	2.0	1.2	2.8	2.3
25 to 49 Units	7.0	3.5	2.1	1.4
50 to 99 Units	1.6	3.7	1.4	1.5
100 to 199 Units	1.6	2.0	1.6	1.4
200 to 299 Units	0.9	1.7	1.5	1.6
300+ Units	1.4	1.4	1.3	1.4
Total	1.4	1.7	1.7	1.6
Toronto GTA				
3 to 24 Units	3.0	1.8	3.0	2.5
25 to 49 Units	4.7	3.3	2.0	1.5
50 to 99 Units	1.0	3.3	1.4	1.6
100 to 199 Units	1.4	2.1	1.6	1.5
200 to 299 Units	0.8	1.8	1.5	1.6
300+ Units	1.2	1.4	1.3	1.6
Total	1.2	1.8	1.7	1.7
Toronto CMA				
3 to 24 Units	3.1	1.9	2.9	2.5
25 to 49 Units	6.1	3.3	2.1	1.5
50 to 99 Units	1.0	3.5	1.4	1.5
100 to 199 Units	1.4	2.1	1.6	1.5
200 to 299 Units	0.8	1.8	1.5	1.6
300+ Units	1.2	1.4	1.3	1.6
Total	1.2	1.8	1.7	1.6

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate

Condominium Apartments[2]
Toronto CMA - October 2013

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Centre	95,326	102,855	28,221	34,825	29.6	33.9	1.4	1.6
West	25,041	26,897	3,426	5,421	13.7	20.2	2.1	1.7
East	32,050	32,603	3,999	5,917	12.5	18.1	1.0	1.5
North	56,241	57,922	13,293	14,402	23.6	24.9	1.2	1.9
Toronto	208,658	220,277	49,168	60,825	23.6	27.6	1.4	1.7
Peel	39,334	40,171	8,917	9,363	22.7	23.3	0.6	1.5
Halton	11,796	12,680	1,612	1,899	13.7	15.0	0.5	2.7
York	25,028	26,057	4,638	5,641	18.5	21.6	0.7	2.7
Durham	5,798	6,056	503	761	8.7	12.6	0.0	0.5
Toronto GTA	**290,614**	**305,241**	**64,800**	**78,465**	**22.3**	**25.7**	**1.2**	**1.8**
Toronto CMA	**281,445**	**295,884**	**63,660**	**77,255**	**22.6**	**26.1**	**1.2**	**1.8**

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2] By Building Size
Toronto CMA - October 2013

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Toronto								
3 to 24 Units	2,036	2,061	205	234	10.1	11.3	2.0	1.2
25 to 49 Units	4,189	4,071	414	539	9.9	13.2	7.0	3.5
50 to 99 Units	13,139	13,752	1,718	2,423	13.1	17.6	1.6	3.7
100 to 199 Units	48,956	50,250	7,739	9,737	15.8	19.4	1.6	2.0
200 to 299 Units	55,508	58,712	9,977	12,210	18.0	20.8	0.9	1.7
300+ Units	84,830	91,431	28,939	35,473	34.1	38.8	1.4	1.4
Total	208,658	220,277	49,168	60,825	23.6	27.6	1.4	1.7
Toronto GTA								
3 to 24 Units	2,522	2,589	256	326	10.2	12.6	3.0	1.8
25 to 49 Units	6,733	6,741	733	888	10.9	13.2	4.7	3.3
50 to 99 Units	21,663	22,369	3,031	3,625	14.0	16.2	1.0	3.3
100 to 199 Units	77,771	80,543	11,757	14,769	15.1	18.3	1.4	2.1
200 to 299 Units	79,714	83,849	14,776	17,150	18.5	20.5	0.8	1.8
300+ Units	102,211	109,150	34,295	41,488	33.6	38.0	1.2	1.4
Total	290,614	305,241	64,800	78,465	22.3	25.7	1.2	1.8
Toronto CMA								
3 to 24 Units	2,363	2,430	243	311	10.3	12.8	3.1	1.9
25 to 49 Units	5,675	5,655	566	731	10.0	12.9	6.1	3.3
50 to 99 Units	19,174	19,905	2,664	3,333	13.9	16.7	1.0	3.5
100 to 199 Units	73,771	76,358	11,420	14,291	15.5	18.7	1.4	2.1
200 to 299 Units	78,251	82,386	14,512	16,872	18.5	20.5	0.8	1.8
300+ Units	102,211	109,150	34,295	41,488	33.6	38.0	1.2	1.4
Total	281,445	295,884	63,660	77,255	22.6	26.1	1.2	1.8

[1] Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2] Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Toronto CMA - October 2013

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Toronto CMA										
Single Detached	**	**	**	**	1,297	1,351	1,527	1,685	1,496	1,640
Semi detached, Row and Duplex	**	**	**	**	1,208	1,242	1,365	1,385	1,311	1,326
Other-Primarily Accessory Suites	741	**	821	967	1,042	1,072	1,281	1,404	976	1,091
Total	741	**	838	981	1,145	1,175	1,403	1,481	1,224	1,306

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units [1] by Dwelling Type Toronto CMA - October 2013

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-12	Oct-13
Toronto CMA		
Single Detached	23,906	23,150
Semi detached, Row and Duplex	49,575	49,919
Other-Primarily Accessory Suites	44,222	41,669
Total	117,703	114,738

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: Condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicators

CMHC no longer reports on its rental affordability indicators (i.e. average rent compared to average renter income) given significant variability of underlying renter income data.

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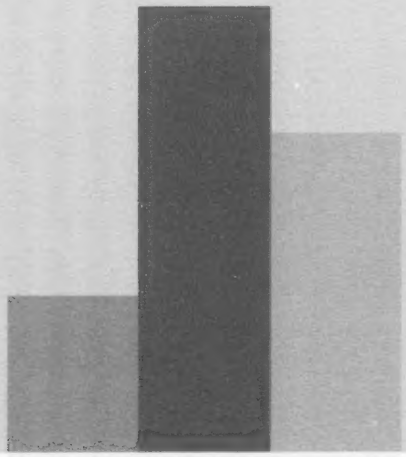

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- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
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